



Braemor Road, Calne SN11 9EA

welcome to

Braemor Road, Calne

- Three Bedrooms
- Hive Heating System
- Double Glazing Throughout
- Driveway Parking
- Aluminium Outbuilding

Tenure: Freehold EPC Rating: D

£190,000

Awaiting
Photograph

view this property online allenandharris.co.uk/Property/CLN108769



Property Ref:

CLN108769 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Entrance Hall

Hive heating system, part glazed front door.

Lounge

14' 3" max x 13' 8" max (4.34m max x 4.17m max)
Double glazed window to front aspect, glazed door to the hallway, arch to the kitchen/diner, under stairs space, radiator, consumer unit and meter, stone surround fireplace.

Kitchen/Diner

16' 7" max x 9' max (5.05m max x 2.74m max)
Wood laminate floor, wooden kitchen units, gas range hob and oven, space for dishwasher and washing machine, extractor hood, part tiled, window to rear aspect, radiator, French doors to the garden.

Landing

Loft access, radiator.

Bedroom One

14' 1" max x 10' 6" max (4.29m max x 3.20m max)
Window to front aspect, radiator, carpet, cupboard housing a combi boiler.

Bedroom Two

10' 6" max x 8' 9" max (3.20m max x 2.67m max)
Radiator, carpet, window to rear aspect.

Bedroom Three

7' max x 5' 9" max (2.13m max x 1.75m max)
Window to front aspect, carpet, radiator.

Bathroom

Three piece bathroom suite, shower over the bath, window to rear aspect.

Rear Garden

Fenced garden, gravel, shrubs, rear access, borders, raised pond.

Outbuilding

Aluminium wood shed, gravel and shrubs, rear access.




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