



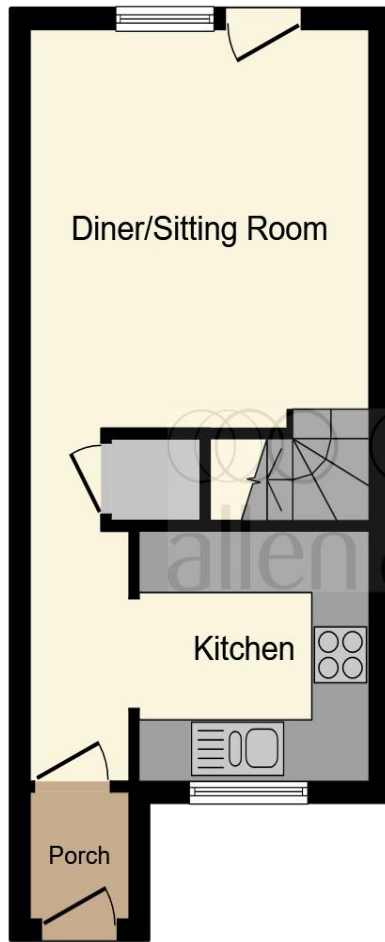
**The Pippin, Calne SN11 8JE**

**welcome to**

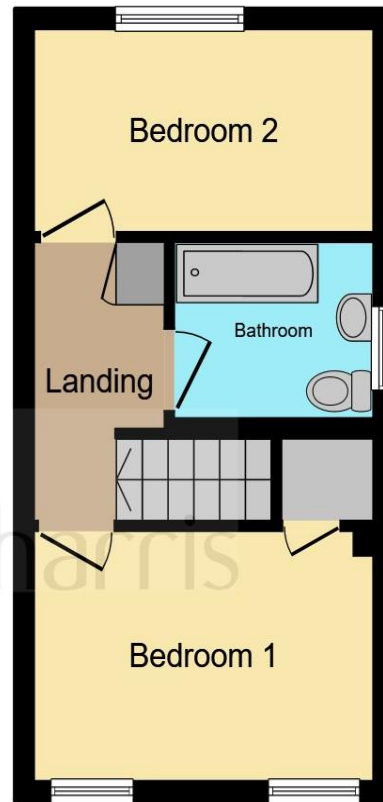
## **The Pippin, Calne**

Charming two-bedroom semi-detached home with tenant in situ. Features include a cozy reception room, allocated parking and a rear garden with a shed, ideal for investors.





**Ground Floor**



**First Floor**

**Entrance Hall**

Door to the front of the property, radiator.

**Lounge**

14' 4" max x 11' 6" max ( 4.37m max x 3.51m max )

Window and door to the garden, stairs to the first floor, radiator, under stairs cupboard, coving.

**Kitchen Area**

8' max x 7' 8" max ( 2.44m max x 2.34m max )

Window to front aspect, wall and base units with rolled edge work surfaces over and tiled splash backs. Electric oven and gas hob with a stainless steel cooker hood over. Stainless steel sink and drainer, plumbing for washing machine, integrated fridge freezer, under unit lights.

**Landing**

Loft access with ladder, cupboard.

**Bedroom One**

11' 6" max x 7' 9" max ( 3.51m max x 2.36m max )

Two windows to front aspect, radiator.

**Bedroom Two**

11' 7" max x 7' 7" max ( 3.53m max x 2.31m max )

Window to rear aspect, radiator.

**Bathroom**

Obscured window to side aspect, WC and wash hand basin, bath with mixer taps, shower with rainfall shower head and hand held shower head, vinyl flooring, chrome towel rail.

**Rear Garden**

Patio area, gravelled area with stepping stones to the shed.

**Parking**

Allocated parking for one vehicle.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## The Pippin, Calne

- Tenant In Situ
- Semi-Detached
- Two Bedrooms
- Allocated Parking
- Rear Garden

Tenure: Freehold EPC Rating: C

**£210,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/CLN108741](https://allenandharris.co.uk/Property/CLN108741)



Property Ref:  
CLN108741 - 0004

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
allen & harris



**01249 814681**



[calne@allenandharris.co.uk](mailto:calne@allenandharris.co.uk)



17 High Street, CALNE, Wiltshire, SN11 0BS



[allenandharris.co.uk](https://allenandharris.co.uk)