



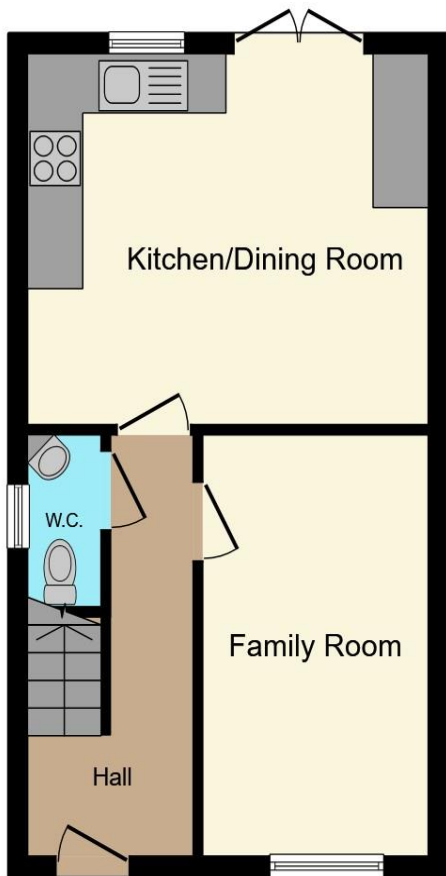
**Grayling Close, Calne SN11 9QT**

**welcome to**

## **Grayling Close, Calne**

Discover this charming three bedroom, semi-detached home spread over three storeys. Featuring two spacious reception rooms, a master bedroom with en suite and allocated parking this property offers versatile and convenient living.

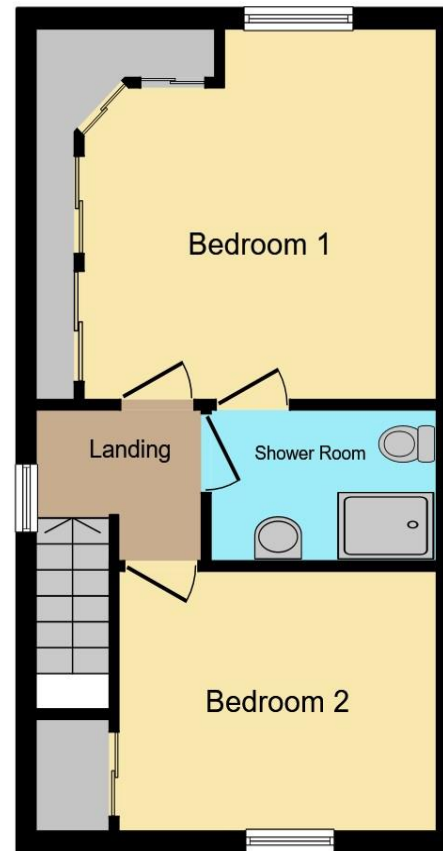




**Ground Floor**



**First Floor**



**Second Floor**

**Entrance Hall**

**Cloakroom**

**Study/Dining Room**

14' 6" max x 8' 2" max ( 4.42m max x 2.49m max )

**Kitchen/Diner**

15' 1" max x 13' 2" max ( 4.60m max x 4.01m max )

**Landing On First Floor**

**Lounge On First Floor**

15' 2" max x 12' 3" max ( 4.62m max x 3.73m max )

**Bedroom Three On First Floor**

8' 4" max x 8' 2" max ( 2.54m max x 2.49m max )

**Bathroom On First Floor**

**Top Floor Landing**

**Bedroom One On Top Floor**

**Bedroom Two On Top Floor**

15' 4" max x 9' 5" max ( 4.67m max x 2.87m max )

**Shower Room On Top Floor**

**Garden**

**Car Port**

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

## Grayling Close, Calne

- Tenant In Situ
- Three Storeys
- En Suite to Master
- Three Bedrooms
- Semi-Detached

Tenure: Freehold EPC Rating: C

**£260,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/CLN108743](https://allenandharris.co.uk/Property/CLN108743)



Property Ref:  
CLN108743 - 0008

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allen & harris



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