



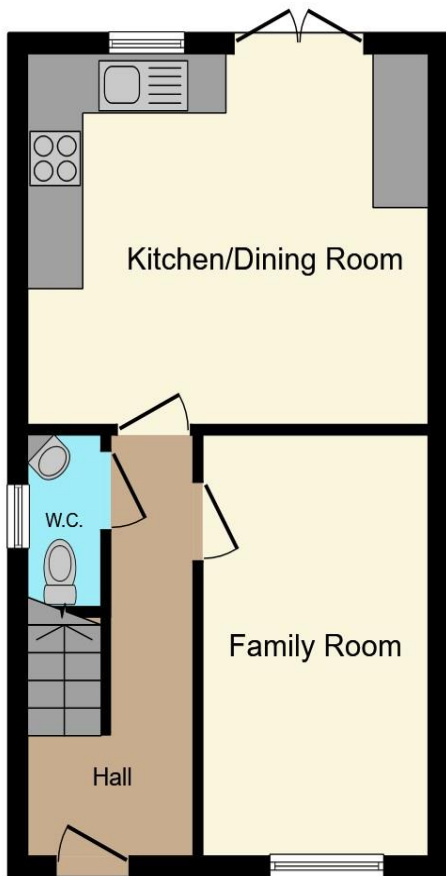
Grayling Close, Calne SN11 9QT

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.

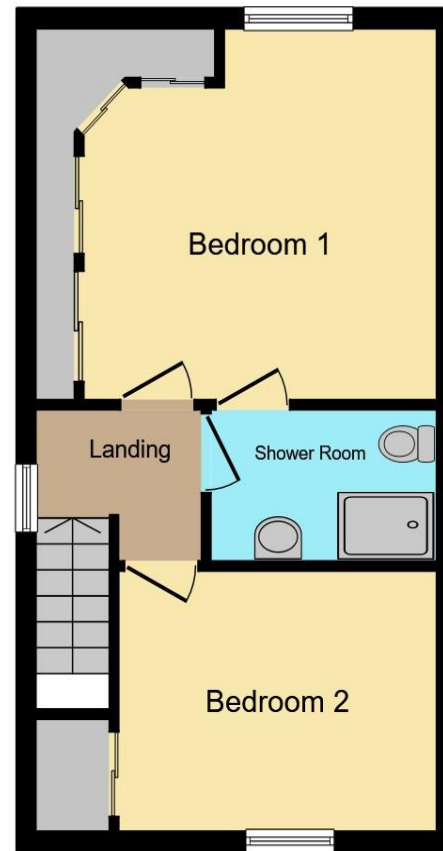




Ground Floor



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

welcome to

Grayling Close, Calne

- Three Storeys
- En Suite to Master
- Three Bedrooms
- Semi-Detached
- Allocated Parking

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



Property Ref:
CLN108743 - 0010

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.

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