



Newbury Avenue, Calne SN11 9UN

Welcome to

Newbury Avenue, Calne

Welcome to this three bedroom semi-detached home featuring a spacious lounge with gas fire and stone surround, kitchen/diner, en suite to the master and a four piece bathroom suite. There is a rear garden with side access and the convenience of a garage with parking to the front.



Cloakroom

Window to front aspect, WC and wash hand basin.

Lounge

12' 1" max x 15' 6" max (3.68m max x 4.72m max)

Gas fire with stone surround, carpet, window to front aspect, radiator, door to the kitchen.

Kitchen/Diner

15' 2" max x 9' 1" max (4.62m max x 2.77m max)

Sliding doors to the garden, radiator, vinyl floor, built in oven, boiler, built in cupboard.

Landing

Loft access, cupboard with immersion tank.

Bedroom One

10' 8" max x 12' 1" max (3.25m max x 3.68m max)

Window to front aspect, radiator, TV point, built in cupboard.

En Suite

Shower room, sink, extractor fan, window to front aspect.

Bedroom Two

9' 7" max x 8' max (2.92m max x 2.44m max)

Window to rear aspect, radiator.

Bedroom Three

6' 5" max x 8' 6" max (1.96m max x 2.59m max)

Window to side aspect, radiator.

Bathroom

Four piece suite, window to rear aspect, tiled floor, bath with mixer taps and shower ove

Rear Garden

Part walled and fenced, gravel, part lawn, shrubs, side access.

Parking

Garage with parking in front.



view this property online allenandharris.co.uk/Property/CLN108718



Welcome to

Newbury Avenue, Calne

- Three bedrooms
- Semi detached
- Garage
- Rear garden with side access
- En suite to the Master

Tenure: Freehold EPC Rating: D

£270,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CLN108718



Property Ref:
CLN108718 - 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



17 High Street, CALNE, Wiltshire, SN11 0BS



allenandharris.co.uk