



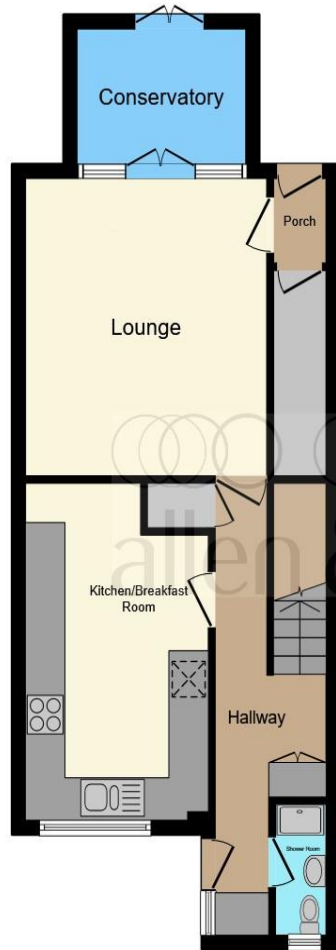
**Woodroffe Square, Calne SN11 8PW**

**welcome to**

**Woodroffe Square, Calne**

In a popular residential area, this well presented three-bedroom home has had upgrades throughout. There is a KITCHEN/DINER, living & conservatory, plus downstairs WC, and bathroom. It further benefits from enclosed front garden, and rear garden opening on the recreation ground fields.





**Ground Floor**



**First Floor**

**Rear Hall**

**Entrance Hall**

**Cloakroom**

**Lounge**

13' 9" max x 13' 5" max ( 4.19m max x 4.09m max )

**Kitchen/Diner**

15' max x 9' 9" max ( 4.57m max x 2.97m max )

**Conservatory**

9' 6" max x 6' 3" max ( 2.90m max x 1.91m max )

**Landing**

**Bedroom One**

10' max x 13' 3" max ( 3.05m max x 4.04m max )

**Bedroom Two**

10' max x 10' 9" max ( 3.05m max x 3.28m max )

**Bedroom Three**

10' 4" max x 6' 6" max ( 3.15m max x 1.98m max )

**Bathroom**

**Front Garden**

**Rear Garden**

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

## Woodroffe Square, Calne

- Well-presented terraced home
- Kitchen / Diner
- Living room & Conservatory
- Three bedrooms
- Garden with open outlook

Tenure: Freehold EPC Rating: D

offers in excess of

**£230,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/CLN108839](https://www.allenandharris.co.uk/Property/CLN108839)



Property Ref:  
CLN108839 - 0008

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



**01249 814681**



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



17 High Street, CALNE, Wiltshire, SN11 0BS



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