



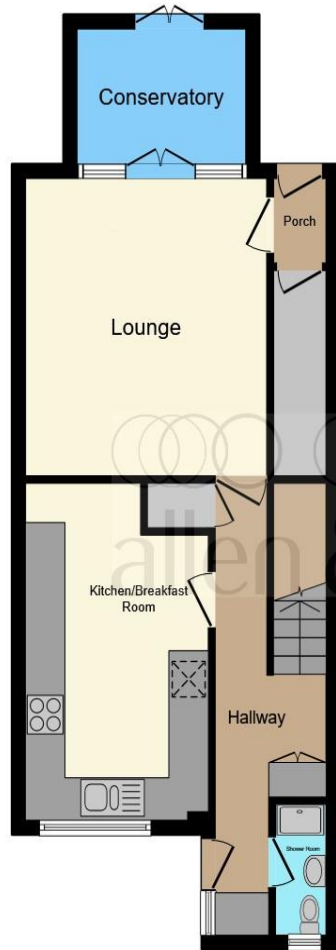
Woodroffe Square, Calne SN11 8PW

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

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

£225,000



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 - 0009

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