



**Bryans Close Road, CALNE SN11 9AB**

**welcome to**

**Bryans Close Road, CALNE**

Welcome to this two bed, end of terrace home with driveway parking and easily accessible to the town centre. With a generous rear garden, two reception rooms and a sun room, this property is a must see!





**Ground Floor**



**First Floor**

**Entrance Porch**

**Lounge**

12' 7" max x 11' 9" max ( 3.84m max x 3.58m max )

**Kitchen / Diner**

11' 9" max x 14' 2" max ( 3.58m max x 4.32m max )

**Sun Room**

9' 7" max x 14' 4" max ( 2.92m max x 4.37m max )

**Landing**

**Bedroom One**

14' max x 11' 6" max ( 4.27m max x 3.51m max )

**Bedroom Two**

8' 4" max x 8' 7" max ( 2.54m max x 2.62m max )

**Bathroom**

**Rear Garden**

**Parking**

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

## Bryans Close Road, CALNE

- Two bedroom end of terrace home
- Driveway parking
- Kitchen /diner
- Rear sunroom overlooking an enclosed garden
- Easily accessible to the town centre

Tenure: Freehold EPC Rating: Awaited

# £230,000



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/CLN108846](https://allenandharris.co.uk/Property/CLN108846)



Property Ref:  
CLN108846 - 0003

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