



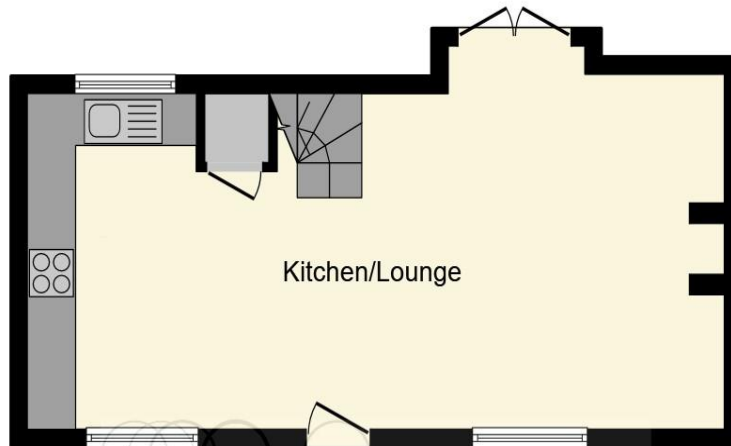
Churchview The Pippin, Calne SN11 8JQ

welcome to

Churchview The Pippin, Calne

Charming two-bedroom mid-terrace house featuring an open-plan lounge and kitchen with exposed beams, space for a fireplace and double doors leading to the rear garden. Bedroom one offers stunning views of the nearby church, while bedroom two boasts duel aspect windows. Allocated parking for one.





Ground Floor



First Floor

Lounge/Kitchen

28' 4" max x 11' 9" max (8.64m max x 3.58m max)

Space for a fireplace, storage cupboard, double doors to the garden, two radiators, dual aspect windows. Integrated fridge freezer, integrated washing machine, stainless steel sink and drainer, electric hob and oven, extractor fan.

Bedroom One

15' 2" max x 12' 8" max (4.62m max x 3.86m max)

Two windows to front aspect, two radiators.

Bedroom Two

12' 6" max x 6' 9" max (3.81m max x 2.06m max)

Dual aspect windows, radiator.

Bathroom

WC and wash hand basin, bath with shower over, heated towel rail, window to front aspect.

Rear Garden

Lawn, patio.

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

Churchview The Pippin, Calne

- Open-Plan Lounge/Kitchen
- Exposed Beams
- Rear Garden
- Stunning Views of the Church
- One Allocated Parking Space

Tenure: Freehold EPC Rating: E

£220,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CLN108800



Property Ref:
CLN108800 - 0003

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