



**Shelburne Road, Calne SN11 8EU**

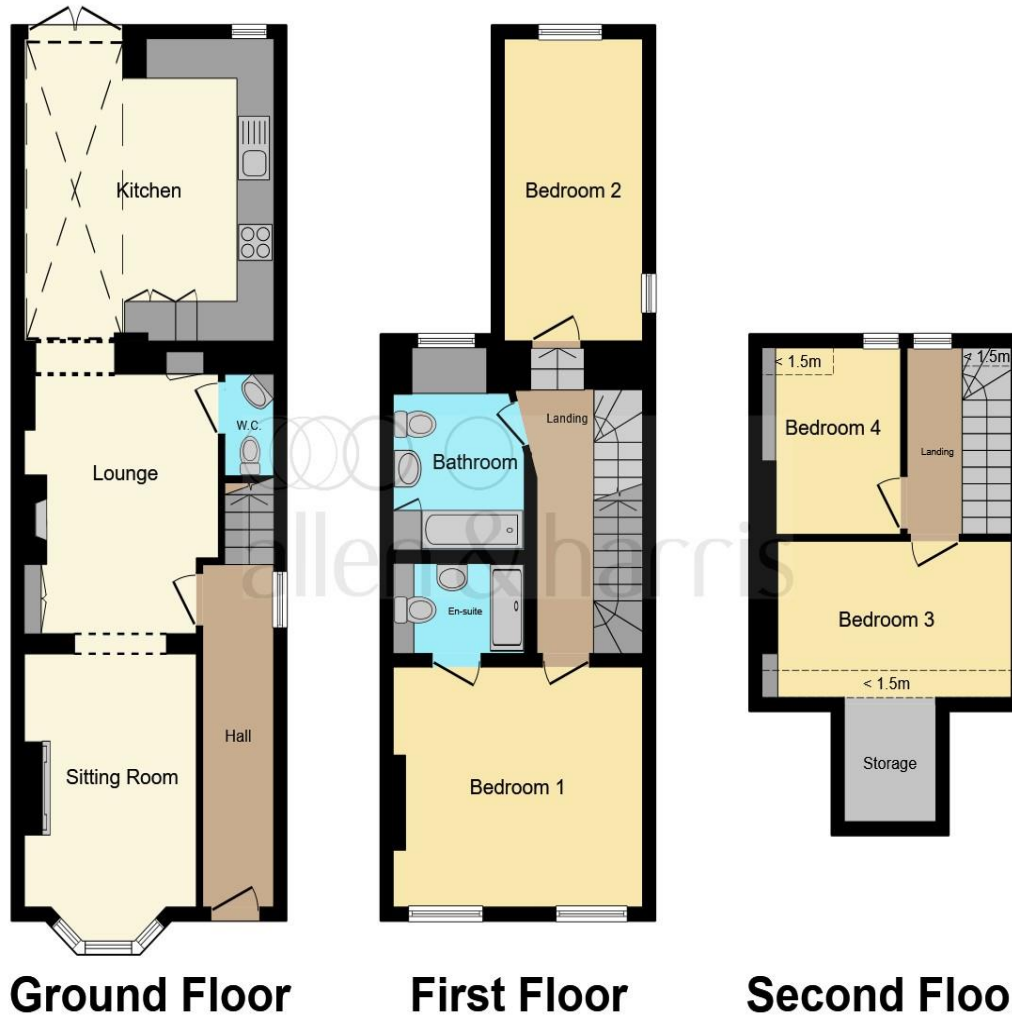


**welcome to**

**Shelburne Road, Calne**

This 1900's house offers four bedrooms, lounge with fireplace, dining room, downstairs cloakroom and kitchen with double doors to the garden. The master bedroom includes an En-suite with additional bedrooms and bathroom on the upper floor. Outside, enjoy driveway parking and rear garden with a cabin.





**Ground Floor**

**First Floor**

**Second Floor**

**Cloakroom**

**Lounge**

14' 9" max x 9' 7" max ( 4.50m max x 2.92m max )

**Dining Room**

12' 8" max x 10' 4" max ( 3.86m max x 3.15m max )

**Kitchen**

14' 8" max x 13' 2" max ( 4.47m max x 4.01m max )

**Landing One**

**Bedroom One**

11' max x 11' 9" max ( 3.35m max x 3.58m max )

**En Suite**

**Bedroom Two**

14' 9" max x 8' 1" max ( 4.50m max x 2.46m max )

**Second Landing**

**Bedroom Three**

12' 7" max x 7' 8" max ( 3.84m max x 2.34m max )

**Bedroom Four**

9' 4" max x 7' max ( 2.84m max x 2.13m max )

**Bathroom**

**Loft Space**

**Rear Garden**

**Parking**

**Outbuilding**

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

## Shelburne Road, Calne

- 1900's Character Property
- Lounge with Functioning Fireplace
- En-Suite to Master Bedroom
- Downstairs Cloakroom
- Driveway Parking

Tenure: Freehold EPC Rating: D

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CLN109013 - 0002

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