





welcome to

Ridgemead, Calne

This three-bedroom semi-detached home offers a lounge/diner and kitchen with modern fittings on the ground floor. Upstairs are three bedrooms with shelving and a modern bathroom with rainfall shower. The rear garden includes decking and a lawn. A driveway to the front accommodates up to three cars.





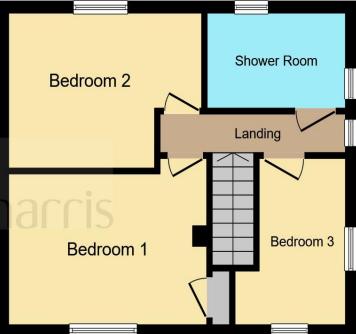












Ground Floor

First Floor

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

Entrance Hall

Lounge/Diner

19' max x 12' 8" max (5.79m max x 3.86m max)

Kitchen

15' 9" max x 10' 5" max (4.80m max x 3.17m max)

Landing

Bedroom One

10' 8" max x 13' max (3.25m max x 3.96m max)

Bedroom Two

9' 1" max x 13' 5" max (2.77m max x 4.09m max)

Bedroom Three

10' 8" max x 7' 3" max (3.25m max x 2.21m max)

Bathroom

Front Garden

Rear Garden

welcome to

Ridgemead, Calne

- Three Bedrooms
- Semi-Detached
- NO ONWARDS CHAIN
- Driveway Parking for up to three vehicles
- Spacious Rear Garden with Decking

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£265,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CLN109058 - 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.



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