





welcome to

Hungerford Road, Calne

This beautifully presented four-bedroom detached home offers a large driveway, south-facing garden and versatile living spaces. Highlights include a modern kitchen, lounge with media wall, dining room with garden access, en suite to master and an insulated outbuilding. Viewing is highly recommended!

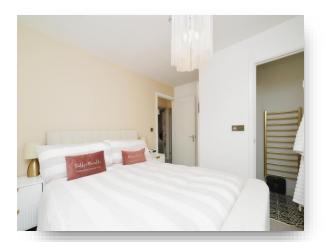




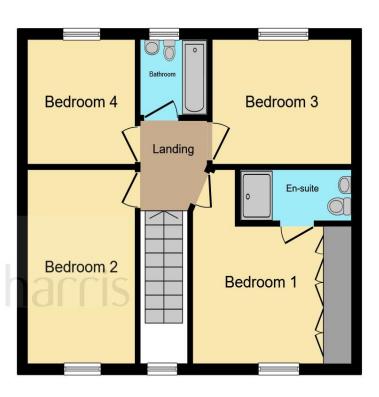












First Floor

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/Utility

15' 4" max x 6' 6" max (4.67m max x 1.98m max)

Cloakroom

Lounge

21' 4" max x 11' 8" max (6.50m max x 3.56m max)

Dining Room

10' 3" max x 7' 8" max (3.12m max x 2.34m max)

Refitted Kitchen

11' 2" max x 10' 3" max (3.40m max x 3.12m max)

Landing

Bedroom One

12' max x 11' 2" max (3.66m max x 3.40m max)

En Suite

Bedroom Two

12' max x 7' 10" max (3.66m max x 2.39m max)

Bedroom Three

10' 6" max x 9' 1" max (3.20m max x 2.77m max)

Bedroom Four

9' 1" max x 7' 8" max (2.77m max x 2.34m max)

Bathroom

Loft Space

Front Garden

Rear Garden

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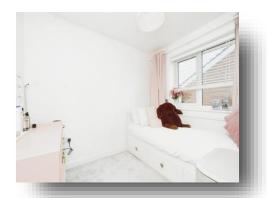
welcome to

Hungerford Road, Calne

- NO ONWARD CHAIN
- Detached
- Four-Bedrooms
- Large Driveway
- En-Suite to Master

Tenure: Freehold EPC Rating: B

£440,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CLN109071



Property Ref: CLN109071 - 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.

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