

property details **approval form**

12 Woodroffe Square, Calne, Wiltshire, England, SN11 8PW

Date: 17 January 2025

Property Ref and Version: CLN109067 - 0002

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

guide price £215,000

Tenure: Freehold

>> **key features**

- > End of Terrace
- > Three Bedrooms
- > Cloakroom
- > Ample Storage
- > Generous Rear Garden
- > EPC Rating: C

>> **short description**

This well-presented three-bedroom end-of-terrace home offers spacious living with a bright lounge, modern kitchen and a cloakroom. Upstairs features three well-proportioned bedrooms and a family bathroom. The property benefits from ample storage, a front garden and generous rear garden.

>> **long description**

Situated in a convenient and well-connected location, this delightful three-bedroom end-of-terrace home offers spacious living and practical features, perfect for families or first-time buyers. Upon entering, you are welcomed by an entrance hall with two useful storage areas leading to a cloakroom with a WC, wash hand basin and a front-facing window. The bright and airy lounge boasts a window to the rear aspect and a door to the rear providing direct access to the garden, along with a built-in cupboard housing the boiler. The well-appointed kitchen features a stainless steel sink and drainer, electric oven and gas hob, extractor fan, plumbing for a washing machine and a front facing window. Upstairs, the landing provides loft access and additional storage. The main bedroom overlooks the rear garden and includes an integrated wardrobe. The second bedroom offers a window to the front aspect, integrated cupboard and radiator, while the third bedroom also enjoys a window to rear aspect and radiator. The family bathroom is fitted with a bath and shower, WC and wash hand basin, part-tiled walls and a window to front aspect. Externally, the low-maintenance front garden features gravel and a pathway leading to the front entrance. The well-sized rear garden offers a mix of patio and grassed areas, raised flower beds, an outside tap, gravel section and gated rear access. This fantastic property combines comfort, practicality and outdoor space.

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>> **directions**

>> **Agent Note**

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>> **room description**

Entrance Hall

Two storage areas, radiator.

Cloakroom

Window to front aspect, WC and wash hand basin.

Lounge

13' 4" max x 12' 9" max (4.06m max x 3.89m max)

Window to rear aspect, radiator, door to the rear of the property, cupboard with boiler.

Kitchen

9' 9" max x 15' max (2.97m max x 4.57m max)

Window to front aspect, stainless steel sink, electric oven and gas hob, extractor fan, radiator, plumbing for a washing machine.

Landing

Radiator, storage cupboard, loft access.

Bedroom One

13' 2" max x 8' 9" max (4.01m max x 2.67m max)

Window to rear aspect, radiator, integrated wardrobe.

Bedroom Two

12' 7" max x 10' max (3.84m max x 3.05m max)

Window to front aspect, radiator, integrated cupboard.

Bedroom Three

6' 7" max x 10' 3" max (2.01m max x 3.12m max)

Window to rear aspect, radiator.

Bathroom

Window to front aspect, bath and shower, WC, radiator, wash hand basin, part tiled.

Front Garden

Gravel and concrete.

Rear Garden

Patio and grass, raised flower beds, outside tap, gravel area to the rear of the garden, gated access to the rear.

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>> **room description**

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>> **room description**

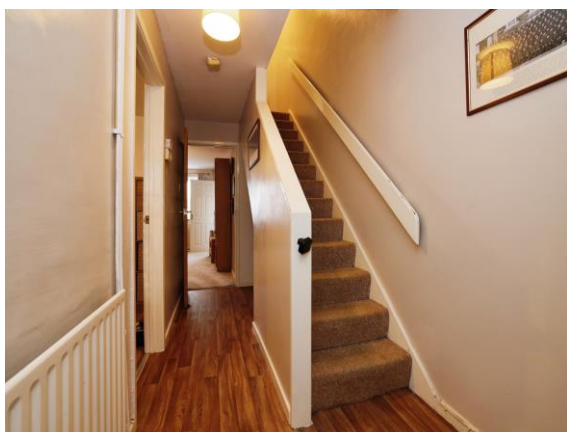
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>> property images



Your Allen & Harris office: 17 High Street, CALNE, Wiltshire, SN11 0BS
T 01249 814681 E calne@allenandharris.co.uk

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>> floor plan



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

>> approval

Signature

Date

	Signature	Date
Josh Hamilton		
Amy Jackson BDW Trading Ltd t/a Barratt		

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