



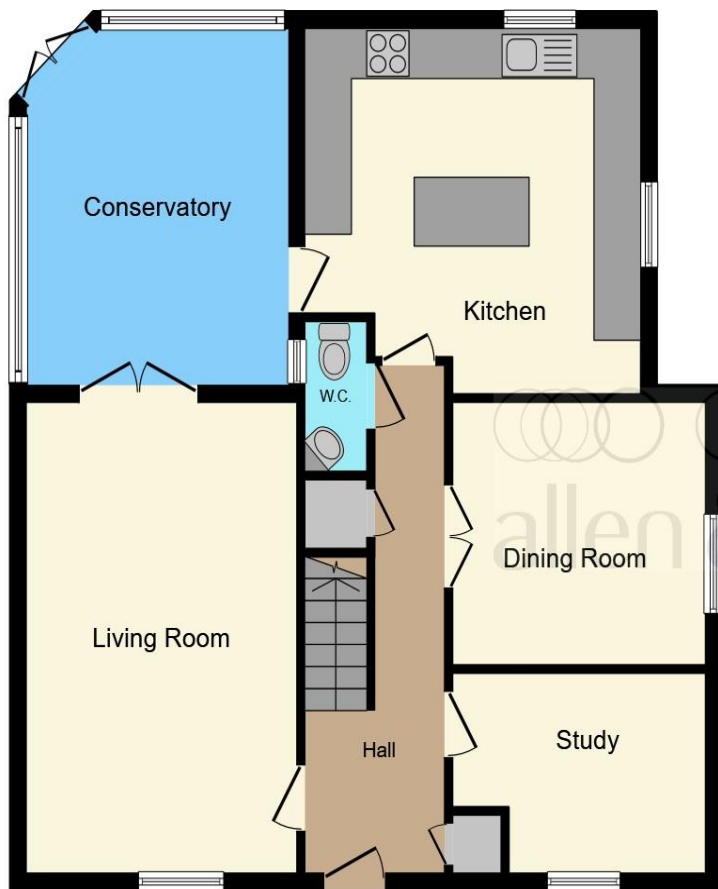
Anson Avenue, Calne SN11 8FY

welcome to

Anson Avenue, Calne

This well-presented family home features a bright lounge, dining room, study and a modern kitchen. The conservatory opens to a rear garden with patio, lawn and gazebo area. Upstairs boasts four bedrooms, en suite and family bathroom. Additional highlights include garage and driveway parking.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Study

10' 3" max x 7' 6" max (3.12m max x 2.29m max)

Lounge

10' 9" max x 17' 5" max (3.28m max x 5.31m max)

Dining Room

10' 3" max x 9' 6" max (3.12m max x 2.90m max)

Kitchen

16' 2" max x 13' 4" max (4.93m max x 4.06m max)

Conservatory

10' 7" max x 13' max (3.23m max x 3.96m max)

Landing

Bedroom One

11' 1" max x 17' 5" max (3.38m max x 5.31m max)

En Suite

Bedroom Two

9' 2" max x 13' 4" max (2.79m max x 4.06m max)

Bedroom Three

10' 3" max x 9' 5" max (3.12m max x 2.87m max)

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

Anson Avenue, Calne

- NO ONWARD CHAIN
- Detached
- Four Bedrooms
- Conservatory
- Garage and Driveway Parking

Tenure: Freehold EPC Rating: B

£450,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CLN109045



Property Ref:
CLN109045 - 0004

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