

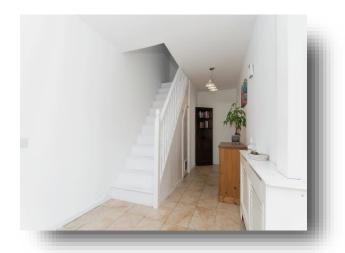




welcome to

Abberd Way, CALNE

This well-presented four-bedroom detached home offers three versatile reception rooms, a stylish refitted kitchen, and a loft space with electrics. Outside, there is a garage, driveway parking, an EV charging point, and an enclosed rear garden with a summer house featuring electrics.















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

11' 8" max x 14' 9" max (3.56m max x 4.50m max)

Dining Room

11' 6" max x 15' 8" max (3.51m max x 4.78m max)

Bedroom Four

12' max x 12' 2" max (3.66m max x 3.71m max)

Utility/Wet Room

10' 3" max x 9' 7" max (3.12m max x 2.92m max)

Kitchen

12' 1" max x 18' 9" max (3.68m max x 5.71m max)

Landing

Bedroom One

12' 8" max x 10' 8" max (3.86m max x 3.25m max)

Bedroom Two

10' 1" max x 14' 2" max (3.07m max x 4.32m max)

Bedroom Three

10' 3" max x 9' max (3.12m max x 2.74m max)

Shower Room

Loft Space

Garden

Parking

Outbuilding-Summer House

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welcome to

Abberd Way, CALNE

- Detached Four Bed Family Home
- Two Reception Rooms
- Refitted Kitchen
- Enclosed Rear Garden with Summerhouse
- Garage & Driveway Parking

Tenure: Freehold EPC Rating: D

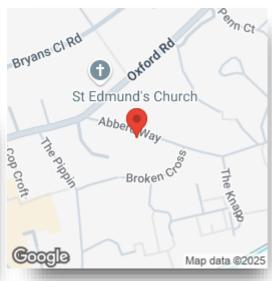
Council Tax Band: C

£450,000









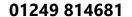
Please note the marker reflects the postcode not the actual property

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Property Ref: CLN109097 - 0006 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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