



Brewers Lane, CALNE SN11 8EZ

welcome to

Brewers Lane, CALNE

A well-presented home featuring a cosy lounge with log burner and open beams, modern kitchen with integrated appliances and a stylish bathroom. Includes three bedrooms, loft access and a low maintenance garden with Astro Turf and patio. Ideal for families or first-time buyers.





Ground Floor



First Floor

Entrance Hall

Radiator.

Lounge

16' 6" max x 13' 4" max (5.03m max x 4.06m max)

Window to front aspect, fireplace with log burner, radiator, open beams.

Kitchen

20' 7" max x 8' 1" max (6.27m max x 2.46m max)

Two windows to rear aspect, electric oven and hob, integrated fridge freezer, extractor fan, understairs cupboard, radiator.

Landing

Loft access.

Bedroom One

11' 8" max x 8' 8" max (3.56m max x 2.64m max)

Remote Velux window and radiator

Bedroom Two

10' 2" max x 9' 9" max (3.10m max x 2.97m max)

Rear aspect window and radiator

Bedroom Three

11' 1" max x 13' 3" max (3.38m max x 4.04m max)

Window front aspect over garden, radiator and loft access

Bathroom

Window to rear aspect, WC and wash hand basin, bath with shower over, radiator, cupboard, radiator.

Front Garden

Astro turf and patio, gate to the front of the property.

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

Brewers Lane, CALNE

- Three Bedrooms
- Character Lounge with Log Burner and Open Beams
- Low Maintenance Garden
- Double Glazed Windows and Gas Central Heating
- Sought After Area

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£270,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CLN109280



Property Ref:
CLN109280 - 0009

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