



The Wynd, Calne SN11 9AW

welcome to

The Wynd, Calne

- Three Bedrooms
- Bedroom One with Shower Cubicle
- Rear Garden
- Outbuilding with electrics
- On-Street Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£200,000

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Property Ref:

CLN109316 - 0005

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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Entrance Hall
Radiator.

Kitchen
17' 6" max x 9' 1" max (5.33m max x 2.77m max)
Two windows to the rear aspect, door to the rear of the property, sink and drainer, electric oven and gas hob.

Lounge
11' 4" max x 15' 1" max (3.45m max x 4.60m max)
Window to front aspect, radiator.

Landing
Airing cupboard, loft access.

Bedroom One
14' max x 14' 6" max (4.27m max x 4.42m max)
Window to front aspect, radiator, shower cubicle.

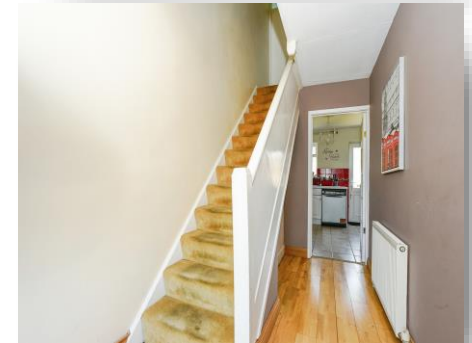
Bedroom Two
11' 3" max x 12' 9" max (3.43m max x 3.89m max)
Window to rear aspect, radiator.

Bedroom Three
8' 6" max x 8' 4" max (2.59m max x 2.54m max)
Window to front aspect, radiator, integrated cupboard, fixed single bed.

Bathroom
Window to rear aspect, bath with a shower head over, WC and wash hand basin, towel rail.

Rear Garden
Patio and lawn, outside tap, shared access to the side, outbuilding.

Outbuilding
With electrics.



 **allen & harris**



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