





## welcome to

## **Wessington Avenue, Calne**

Spacious 3-bed mid-terrace with conservatory, wet room, utility, and generous garden. Features include lounge, dining room, modern kitchen, family bathroom, and top-floor master with Velux windows. On-street parking. Ideal family home.















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

#### **Wet Room**

#### Lounge

15' 1" max x 12' 2" max ( 4.60m max x 3.71m max )

#### **Dining Room**

15' 1" max x 13' 9" max ( 4.60m max x 4.19m max )

#### Kitchen

7' 9" max x 9' 9" max ( 2.36m max x 2.97m max )

#### **Utility Room**

8' 2" max x 7' 5" max ( 2.49m max x 2.26m max )

### Conservatory

5' 3" max x 9' 6" max ( 1.60m max x 2.90m max )

# **Bedroom One On The Top Floor**

17' 3" max x 15' 4" max ( 5.26m max x 4.67m max )

#### **Bedroom Two**

14' 3" max x 8' 8" max ( 4.34m max x 2.64m max )

#### **Bedroom Three**

12' 9" max x 11' max ( 3.89m max x 3.35m max )

#### **Bathroom**

#### **Rear Garden**

## **Parking**

#### welcome to

## **Wessington Avenue, Calne**

- Three Bedrooms
- Downstairs Wet Room
- Utility Room
- Conservatory
- On Street Parking

Tenure: Freehold EPC Rating: D

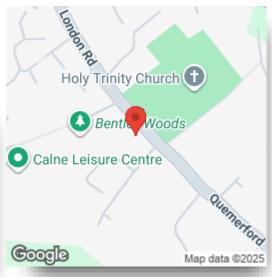
Council Tax Band: C

## £300,000









Please note the marker reflects the postcode not the actual property

## view this property online allenandharris.co.uk/Property/CLN109506



Property Ref: CLN109506 - 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.



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