



Duncan Street, Calne SN11 9DA

welcome to Duncan Street, Calne

- No onwards chain
- Semi detached home, in a cul de sac location
- Two double bedrooms
- Kitchen / Diner
- Garage

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£210,000

view this property online allenandharris.co.uk/Property/CLN109625



Property Ref:
CLN109625 - 0002

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 Porch

With a door to the front, and open to the living room.

Living Room

11' 10" max x 13' 7" max (3.61m max x 4.14m max)
Window to the front, and a radiator.
Stairs to the first floor, and door to the kitchen.

Kitchen / Diner

11' 11" max x 9' 5" max (3.63m max x 2.87m max)
Window and door to the rear. Fitted kitchen with storage cupboards, sink / drainer, gas oven and hob, plumbing for washing machine, and space for fridge / freezer. Central heating boiler.

Landing

Storage cupboard, loft access, and a radiator.

Bedroom One

11' 10" max x 8' 6" max (3.61m max x 2.59m max)
Window to the rear, and a radiator.

Bedroom Two

11' 11" max x 7' 2" max (3.63m max x 2.18m max)
Window to the front, and a radiator.

Bathroom

Window to the side, WC and wash hand basin, bath and shower, plus radiator.

Rear Garden

Patio area, and lawn. Gated side access.

Garage




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