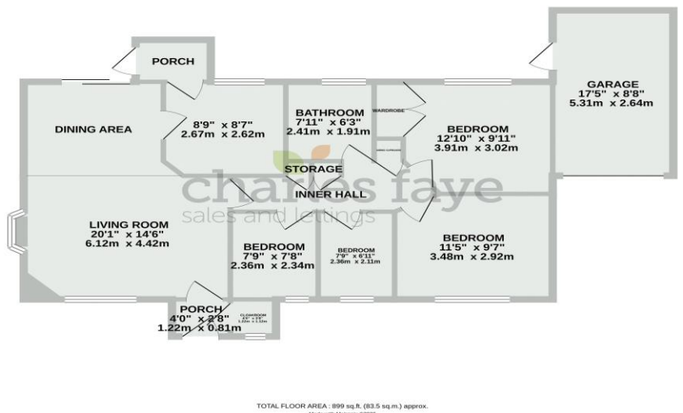
DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to The Square and then bear right at the roundabout on to Curzon Street. Continue along and pass St Mary's school on the right, take the next turning on the left into Savernake Drive and then first right into Sarum Way. Turn right into Longbarrow Road and then first left into Keevil Avenue where the property can be found a little way along on the right hand side.



GROUND FLOOR
899 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 sq.m.) approx.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Charles Faye is the trading name of Lifestyle Options Limited. Company registration number 07448943.

THE GUILD PROPERTY PROFESSIONALS

VIEW ONLINE

CHARLES FAYE

Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

We are delighted to be the only estate in the Calne area to be awarded exclusive membership of The Guild of Professional Estate Agents, providing us access to a network of other like-minded estate agents who are all committed to improving and enhancing the service and public perception of estate agencies across the UK.

Membership is contingent upon on-going good reputation and customer service and is reviewed annually to ensure we meet the strict criteria as detailed in The Guild's Code of Conduct.

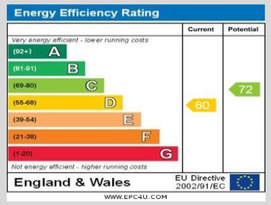
FINANCIAL ADVICE

Free independent financial advice is available. Please call us for more information.

COUNCIL TAX BAND

The council tax band for this property is band **D**

PROPERTY RATING



Charles Faye Estate Agents
25 High Street
Calne
Wiltshire
SN11 0BS
01249 822555
sales@charlesfaye.co.uk
lettings@charlesfaye.co.uk
www.charlesfaye.co.uk



13 Keevil Avenue

Calne, SN11 0JN

£325,000

'People & property are always at the heart of whatever we do'

charles faye
sales and lettings

13 Keevil Avenue, Calne

CHAIN FREE! This delightful detached bungalow is situated near the end of a no through road on the popular Curzon Park development and is within walking distance of the town centre and a short stroll to a bus stop with regular buses to the neighbouring towns. With rooms of generous proportions included is a guest cloakroom, 'L' shaped living dining room with stone fireplace and a light and bright kitchen. The master bedroom has a range of fitted wardrobes and there are three further bedrooms, all are complemented by the bathroom. There is a fully enclosed secluded garden which has been landscaped for low maintenance with access to the garage and the front of the property. Also there is a summerhouse, greenhouse and garden shed. A driveway offers parking for one vehicle and a single garage.

- **Detached Four Bedroom Bungalow**
- **Close To Amenities**
- **Secluded Garden With Summer House**
- **Single Garage**
- **Popular Location**
- **Large Living Dining Room**
- **Driveway Parking**
- **CHAIN FREE**

PROPERTY FRONT
Pathway with steps leading to entrance door.

ENTRANCE LOBBY 4' 0'' x 3' 10'' (1.22m x 1.17m)
Doors to guest cloakroom and living dining room, radiator, vinyl flooring.

GUEST CLOAKROOM 4' 0'' x 3' 8'' (1.22m x 1.12m)
Upvc double glazed obscure window to front, fitted suite comprising close coupled w.c., corner wash hand basin, radiator, vinyl flooring.

LIVING DINING ROOM 20' 1'' x 14' 6'' (6.12m x 4.42m)
A spacious living dining space with upvc double glazed bay window to side and upvc double glazed window to front, feature exposed stone fireplace, three radiators, glazed door to inner hallway and kitchen, upvc double glazed sliding patio doors to garden.





KITCHEN 8' 9'' x 8' 7'' (2.66m x 2.61m)
Upvc double glazed window to rear, fitted with a range of wall and base cabinets with work surface over, stainless steel sink, tiled splash backs, space for free standing cooker, extractor canopy over, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, vinyl flooring, upvc double glazed door to rear porch.

REAR PORCH
Upvc double glazed door to rear, vinyl flooring.

INNER HALLWAY
Loft access doors to all bedrooms and bathroom, storage cupboard, airing cupboard housing water tank and wall mounted boiler.

BEDROOM ONE 12' 10'' x 9' 11'' (3.91m x 3.02m)
Upvc double glazed window to front, fitted double wardrobe, radiator.



BEDROOM TWO 11' 5'' x 9' 7'' (3.48m x 2.92m)
Upvc double glazed window to front, radiator.

BEDROOM THREE 7' 9'' x 7' 9'' (2.36m x 2.36m)
Upvc double glazed window to front, radiator.

BEDROOM FOUR 7' 9'' x 6' 11'' (2.36m x 2.11m)
Upvc double glazed window to front, fitted storage, radiator.

BATHROOM 7' 11'' x 6' 3'' (2.41m x 1.90m)
Upvc double glazed obscure window to rear, fitted suite comprising close coupled w.c., pedestal wash hand basin, fully tiled shower cubicle, radiator, vinyl flooring.





EXTERNALLY

FRONT GARDEN
Shrub and flower borders, gated access to garden.

DRIVEWAY
Driveway parking for one vehicle.

SINGLE GARAGE 17' 5'' x 8' 8'' (5.30m x 2.64m)
Single garage with up and over door, eaves storage, personal door to side, light and power.

REAR GARDEN
A delightful rear garden, fully enclosed with raised borders, gravel and paving slabs, a patio area for entertaining or 'Al Fresco' dining, mature flowers trees and shrubs. There is a delightful summerhouse, a greenhouse and garden shed, gated side access to the front and personal door to the garage.



