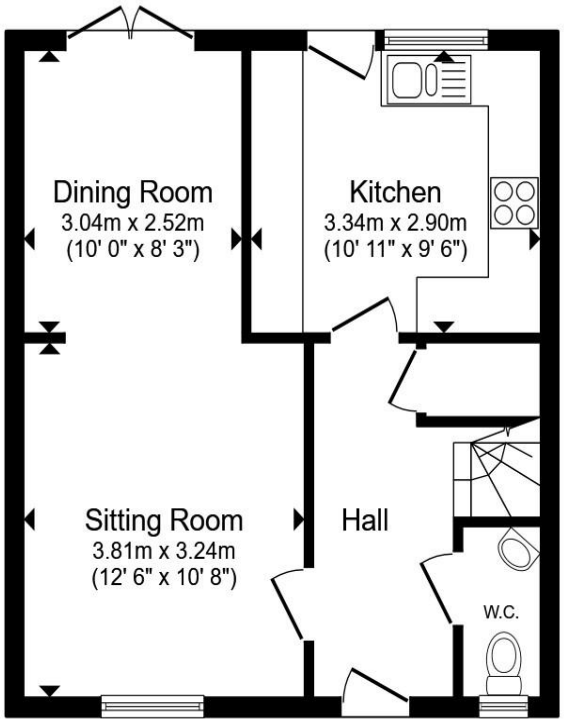
Peregrine Court, Calne SN11 9RY

allen & harris

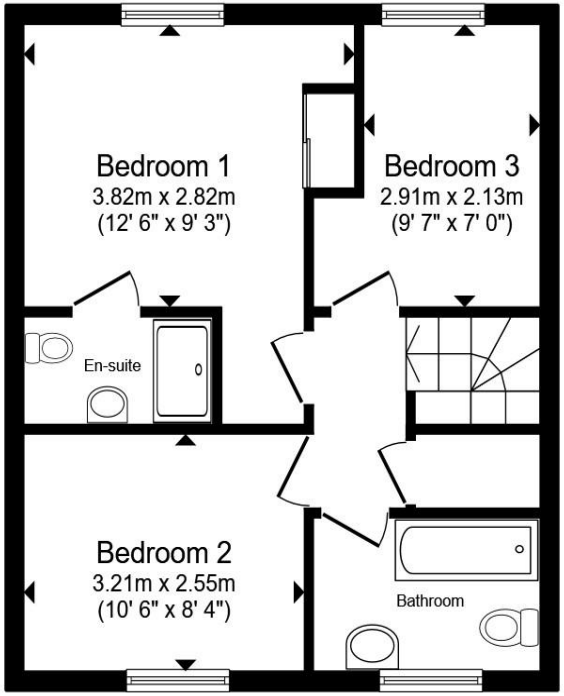
Welcome to

Peregrine Court, Calne

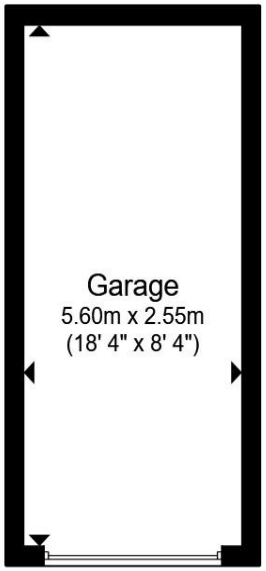
A charming three-bedroom mid-terrace home set within a peaceful courtyard setting; offering two inviting reception rooms, a well-appointed kitchen, and a main bedroom with en-suite. The property also features a family bathroom, a garage, and allocated parking, making it an ideal and convenient home



Ground Floor



First Floor



Garage

Entrance Hall

Cloakroom

Lounge Area

Dining Area

Kitchen

Landing

Bedroom One

En Suite

Bedroom Two

Bedroom Three

Bathroom

Garage

Parking

Total floor area 96.9 m² (1,043 sq.ft.) approx

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.propertybox.io

allen & harris

Welcome to

Peregrine Court, Calne

- No Onwards Chain
- Sought After Courtyard Setting
- Two Reception Rooms
- Three Bedrooms, En Suite to Master, Family Bathroom
- Garage & Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£250,000

Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CLN109623

The Property Ombudsman

Property Ref:
CLN109623 - 0007

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 buyer's 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.

allen & harris

01249 814681

calne@allenandharris.co.uk

17 High Street, CALNE, Wiltshire, SN11 0BS

allenandharris.co.uk

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.