

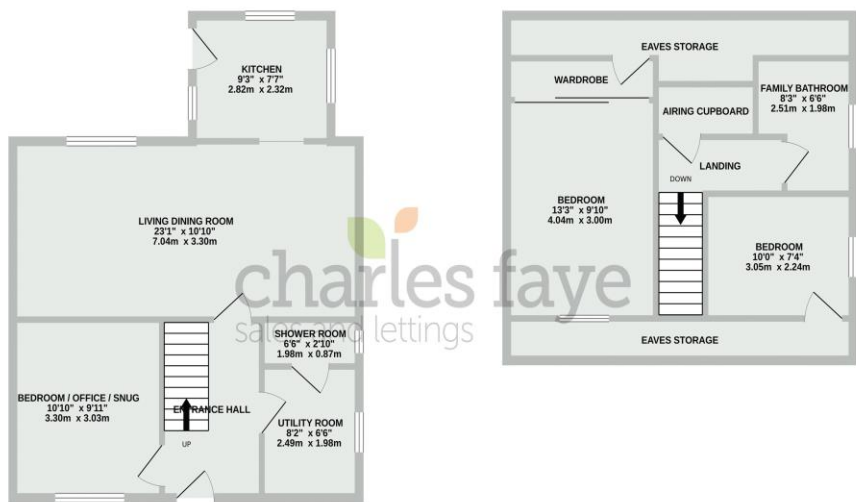
DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and go straight across at the roundabout in to North Street. Take the first turning on the right in to Bryans Close Road and follow the road along which eventually leads into Hungerford Road. The property can be found a short way along on the left hand side.



GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.

1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 1053 sq.ft. (97.8 sq.m.) approx.
Made with Metropix 62025

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.



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.

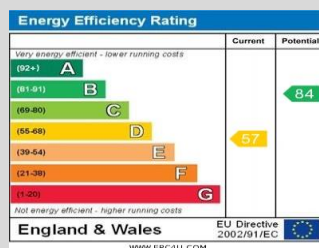
FINANCIAL ADVICE

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

COUNCIL TAX BAND

The council tax band for this property is band C

PROPERTY RATING



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19 Hungerford Road
Calne, SN11 9BH

£295,000

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

charles faye
sales and lettings

19 Hungerford Road, Calne

This three bedroom semi-detached chalet style bungalow offers versatile accommodation with the potential to extend (subject to the usual planning permissions) and is situated in a popular residential area close to schooling and the town centre. The property benefits from a good size rear garden with a large lawn, mature trees and a newly laid patio to enjoy the sunny aspect the garden offers with family and friends. Internally the property offers three double bedrooms, with the main bedroom having fitted wardrobes. A 23'1 x 10'10 living dining room with the fireplace as a focal point, which leads through to the fitted kitchen with lovely views over the rear garden. The property also benefits from a modern refitted downstairs shower room, utility room and a family bathroom. There is a large driveway with parking to the front and side of the property for at least 4/5 cars leading to the newly built single garage.

- Chalet Bungalow
 - Large Living Dining Room
 - Three Double Bedrooms
 - Extensive Garden
- Mature Residential Area
 - Refitted Modern Shower Room
 - Refitted Modern Bathroom
 - Parking for 4/5 cars

PROPERTY FRONT

Range of mature shrubs, driveway leading to entrance door.

ENTRANCE HALLWAY

Stairs rising to first floor with storage cupboard under, doors to ground floor bedroom, utility room and living dining room, radiator, vinyl flooring.

BEDROOM / OFFICE 10' 10" x 9' 11" (3.30m x 3.02m)

Upvc double glazed window to front, radiator.

UTILITY ROOM 8' 2" x 6' 6" (2.49m x 1.98m)

Upvc double glazed window to side, work surface, space and plumbing for washing machine,, space for tumble dryer, a good range of fitted shelving and cupboards, vinyl flooring, door to shower room.



SHOWER ROOM 6' 6" x 2' 10" (1.98m x 0.86m)

Upvc double glazed window to side, refitted modern suite to include close coupled hidden cistern w.c., vanity wash hand basin, fully tiled shower cubicle, fully tiled walls, chrome towel radiator, tiled flooring.

LIVING DINING ROOM 23' 1" x 10' 10" (7.03m x 3.30m)

Upvc double glazed windows to side and rear, fireplace with gas fire, two radiators, opening through to kitchen, vinyl flooring.

KITCHEN 9' 3" x 7' 7" (2.82m x 2.31m)

Upvc double glazed windows to sides and rear, fitted with wall and base units with granite work surface over, one and a half bowl single drainer sink unit, tiled splash backs, eye level built in electric double oven, four ring gas hob, space and plumbing for slimline dishwasher, space for under counter fridge, radiator, tiled floor, door to garden.



FIRST FLOOR ACCOMMODATION

LANDING

Loft access, doors to bedrooms, family bathroom and airing cupboard.

BEDROOM ONE 13' 3" x 9' 10" (4.04m x 2.99m)

Upvc double glazed window to front, a range of fitted wardrobes, radiator.

BEDROOM TWO 10' 0" x 7' 4" (3.05m x 2.23m)

Upvc double glazed window to side, eaves storage, radiator.



FAMILY BATHROOM 8' 3" x 6' 6" (2.51m x 1.98m)

Upvc double glazed window to side, modern refitted suite to include close coupled hidden cistern w.c., vanity wash hand basin, panelled bath with shower over and shower screen, chrome ladder radiator, vinyl flooring.

EXTERNALLY

FRONT GARDEN

Mature shrubs bordering the driveway

DRIVEWAY PARKING

There is driveway parking to the front and side of the property for 4/5 vehicles.

REAR GARDEN

Approximately 90ft in length and mainly laid to lawn with a variety of mature shrubs, fully enclosed to include a large paved patio area providing ample entertaining space with a large lawn area and trees and shrubbery to the rear of the garden. gated access to front and personal door to garage.

SINGLE DETACHED GARAGE

Up and over door, power and light, personal door to garden.

