

DIRECTIONS TO THE PROPERTY

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.

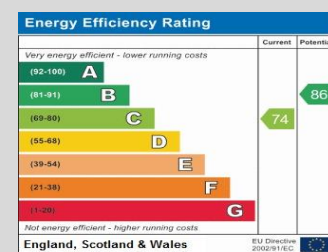
FINANCIAL ADVICE

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



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VIEW ONLINE



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



26 Zander Road
Calne, SN11 9QS

Offers in the Region Of
£270,000

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


charles faye
sales and lettings

26 Zander Road, Calne

A 3 bedroom town house situated on the popular Lansdowne Park Development, close to nearby amenities. The accommodation comprises of an entrance hall with guest cloakroom, fully fitted kitchen and living dining room with French doors leading to the rear garden. There are two double bedrooms and a family bathroom on the first floor and a master bedroom with fitted wardrobe, en-suite and dressing room on the second floor. The rear garden is fully enclosed with pedestrian door leading to a single garage with allocated parking in front of the garage.



PROPERTY FRONT

Canopied porch over entrance door and outside courtesy light.

ENTRANCE HALLWAY

Stairs rising to first floor, doors to living dining room, kitchen and guest cloakroom, radiator, ceramic tiled flooring.

GUEST CLOAKROOM 6' 1" x 3' 1" (1.85m x 0.94m)

Upvc double glazed obscure window to front, fitted suite comprising close coupled w.c., wall mounted wash hand basin with tiled splash back, radiator, ceramic tiled flooring.

KITCHEN 10' 10" x 8' 2" (3.30m x 2.49m)

Upvc double glazed window to front, matching wall and base cabinets with complementary work surfaces over, stainless steel sink unit, tiled splash backs, fitted electric oven, 4 ring gas hob, space for fridge freezer, plumbing for washing machine and dishwasher, radiator, ceramic tiled flooring.

LIVING DINING ROOM 15' 6" x 14' 0" (4.72m x 4.26m)

Upvc double glazed window and French doors to rear, telephone and television points, under stairs cupboard, two radiators.

FIRST FLOOR ACCOMMODATION

LANDING

Airing cupboard housing hot water tank,

BEDROOM TWO 15' 6" x 9' 0" (4.72m x 2.74m)

Two upvc double glazed windows to rear, radiator.

BEDROOM THREE 15' 5" x 9' 1" (4.70m x 2.77m)

Two upvc double glazed window to front, telephone point, radiator, laminate flooring.

FAMILY BATHROOM 8' 10" x 6' 10" (2.69m x 2.08m)

Fitted suite comprising low level w.c., pedestal wash hand basin, panelled bath with shower head fitting over, tiled surrounds, shaving point, radiator, vinyl flooring.

FIRST FLOOR LANDING

PRINCIPAL BEDROOM 11' 10" x 10' 7" (3.60m x 3.22m)

Upvc double glazed dormer window to front, telephone point, over stairs cupboard, loft access, two radiators, doors to en-suite and dressing room.

DRESSING ROOM 9' 6" x 4' 7" (2.89m x 1.40m)

Upvc double glazed Velux style window to rear, radiator.

EN-SUITE 5' 11" x 5' 10" (1.80m x 1.78m)

Upvc double glazed velux style window to rear, fitted suite comprising, low level w.c., pedestal wash hand

basin, fully tiled shower cubicle, extractor fan, shaving point, radiator.

EXTERNALLY

REAR GARDEN

Enclosed with timber fencing, decked for easy maintenance, outside tap and personal door to garage.

SINGLE GARAGE

Up and over door, power and light.