



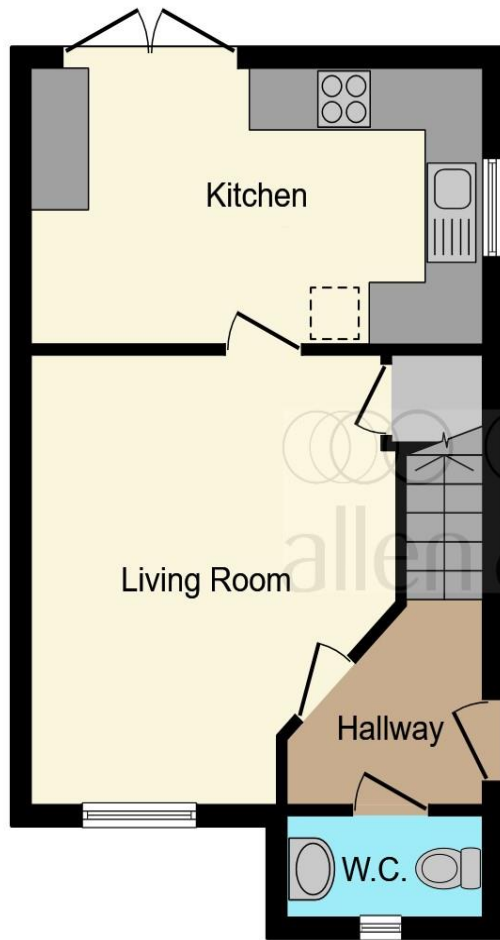
Sumbler Drive, Calne SN11 8PB

welcome to

Sumbler Drive, Calne

40% SHARED OWNERSHIP! A well-presented two-bedroom semi-detached house offering a spacious lounge, modern kitchen, downstairs cloakroom, and dual-aspect bedrooms. Benefits include a private rear garden with gated side access, allocated parking, and gas central heating. Ideal for first-time buyers.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Kitchen

15' max x 8' 1" max (4.57m max x 2.46m max)

Lounge

14' max x 12' max (4.27m max x 3.66m max)

Landing

Bedroom One

15' max x 9' max (4.57m max x 2.74m max)

Bedroom Two

15' max x 7' max (4.57m max x 2.13m max)

Bathroom

Rear Garden

Parking

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.focalagent.com

welcome to

Sumbler Drive, Calne

- 40 % SHARED OWNERSHIP
- Two Bedrooms
- Enclosed Rear Garden
- Downstairs Cloakroom
- Allocated Parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£100,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CLN109588



Property Ref:
CLN109588 - 0003

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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