





Page Close, CALNE SN11 8NT

allen & harris

Welcome to

Page Close, CALNE

- NO ONWARDS CHAIN
- Three good size bedrooms & Family Bathroom
- Kitchen / Diner
- Living room
- Enclosed rear garden

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£220,000

Entrance Porch
Door to the front of the property.

Entrance Hall
Door from the porch, stairs to the first floor, cupboard.

Kitchen/Diner
Two windows to front aspect and a window to side aspect. Fitted kitchen with wall and base units and rolled edge work surfaces over, and tiled splashbacks. Space for a fridge freezer and plumbing for a washing machine. Electric oven and gas hob, storage heater, double doors to the lounge.

Lounge
Window to rear aspect, storage heater, large understairs storage to the side of the lounge.

Landing
Loft access, and large storage cupboard.

Bedroom One
Window to rear aspect, double wardrobe, storage heater.

Bedroom Two
Window to front aspect, wardrobe, storage heater.

Bedroom Three
Window to rear aspect, storage heater.

Bathroom
Window to front aspect, WC and wash hand basin, bath with electric shower over, electric wall mounted heater.

Rear Porch
Door to the garden, storage cupboard.

Rear Garden
Patio and astro turf, gated rear access.

Agent Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."







view this property online allenandharris.co.uk/Property/CLN109809

The Property Ombudsman

Property Ref:
CLN109809 - 0009

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 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.

allen & harris

01249 814681

calne@allenandharris.co.uk

17 High Street, CALNE, Wiltshire, SN11 0BS

allenandharris.co.uk