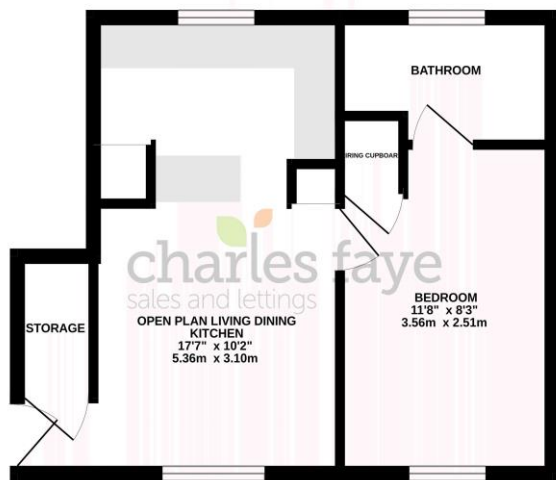


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and at the roundabout turn right on to Oxford Road. Continue over the next roundabout and then take the second turning on the right in to Abberd Way. Follow the road right up to the top and turn right into Westerham Walk where the property can be found on the right hand side



GROUND FLOOR



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.

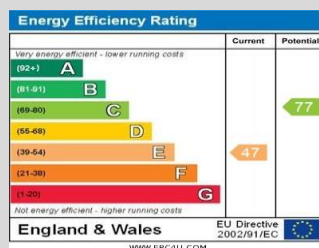
FINANCIAL ADVICE

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

COUNCIL TAX BAND

The council tax band for this property is band A

PROPERTY RATING



Charles Faye Estate Agents
25 High Street
Calne
Wiltshire
SN11 0BS
01249 822555
sales@charlesfaye.co.uk
lettings@charlesfaye.co.uk
www.charlesfaye.co.uk



34 Highgrove Close
Calne, SN11 8NE

£122,500

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

charles faye
sales and lettings

34 Highgrove Close, Calne

CHAIN FREE This lovely apartment boasts a modern feel, with it`s kitchen with a good size breakfast bar for dining overlooking the shared garden. The open-plan living/dining area is bright and airy, offering a welcoming atmosphere. The spacious double bedroom features an en-suite bathroom room and a large cupboard providing ample storage. Additionally, the property includes a large under-stairs cupboard for extra convenience. The property comes with allocated parking to the front and a shared garden to the rear.

- One Bedroom Apartment
 - Double Bedroom
 - Allocated Parking
 - Ideal Buy To Let or First Time Buyer
- Open Plan Living Dining Kitchen
 - Bathroom
 - Shared Garden
 - CHAIN FREE

PROPERTY FRONT

Front door accessed via pathway.

ENTRANCE LOBBY

Door to large storage cupboard, tiled flooring, opening through to living room.

LIVING DINING KITCHEN 17' 7" x 10' 2" (5.36m x 3.10m)
Upvc double glazed windows to front and rear, a good size open plan space with kitchen / dining / living space, with wall mounted night storage heater, door to bedroom. Kitchen Area includes wall and base units with work surface over, stainless steel sink unit, tiled splash backs, space for free standing electric cooker, space and plumbing for washing machine, space for fridge freezer, solid wood breakfast bar, tiled flooring in kitchen.

BEDROOM 11' 8" x 8' 3" (3.55m x 2.51m)
Upvc double glazed window to front, airing cupboard with hot water cylinder, door to bathroom.



BATHROOM

Upvc double glazed window to rear, fitted suite comprising close coupled w.c., pedestal wash hand basin, panelled bath with shower over, shower screen, tiled surrounds, tiled flooring.

EXTERNALLY

PARKING

There is an allocated parking space to the front of the property.

REAR GARDEN

There is a shared rear garden to the rear of the property.

MANAGEMENT FEES

We have been advised that the yearly service charge is around £1100 A 999 year lease was put in place on 1st October 1985

