



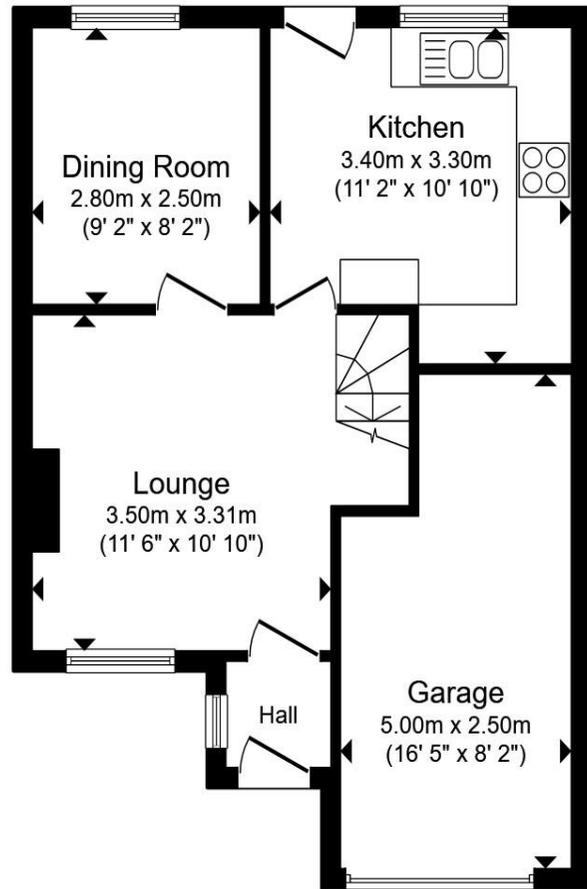
**Woodland Park, Calne SN11 0JX**

**welcome to**

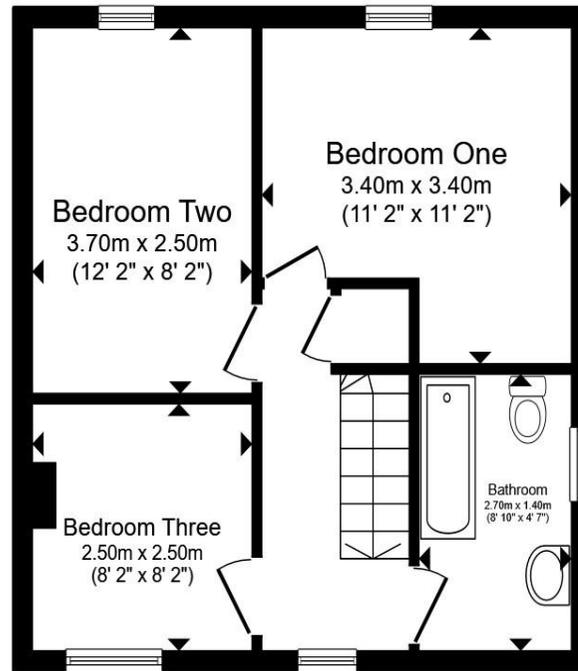
**Woodland Park, Calne**

A wonderful, three-bedroom semi-detached home featuring two reception rooms, a kitchen opening onto a private rear garden, plus front garden and garage access.





**Ground Floor**



**First Floor**

Total floor area 81.4 m<sup>2</sup> (876 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



**Entrance Porch**

Window to side aspect.

**Lounge**

Window to front aspect, radiator, laminate flooring, fireplace.

**Dining Room**

Window to rear aspect, laminate flooring, radiator.

**Kitchen**

Door to the garden, double electric oven, extractor fan, space for dishwasher and washing machine, integrated fridge freezer, window to rear aspect, stainless steel sink and drainer, tiled splashbacks, wall and base units.

**Landing**

Carpet, radiator, storage cupboard.

**Bedroom One**

Window to rear aspect, radiator, space for a wardrobe.

**Bedroom Two**

Window to rear aspect, radiator, carpet.

**Bedroom Three**

Window to front aspect, radiator, carpet.

**Bathroom**

Window to side aspect, radiator, bath with shower over, WC, wash hand basin, laminate flooring, heated towel rail.

**Rear Garden**

Private rear garden with an abundance of trees, lawn, flowerbeds, path leading to the property.

**Garage**

Accessed from the front of the property, up and over door.

welcome to

## Woodland Park, Calne

- Three Bedrooms
- Semi-Detached
- Garage and Driveway Parking
- Private Rear Garden
- Two Reception Rooms

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

**£295,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/CLN109737](https://allenandharris.co.uk/Property/CLN109737)



Property Ref:  
CLN109737 - 0005

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.

  
allen & harris



**01249 814681**



[calne@allenandharris.co.uk](mailto:calne@allenandharris.co.uk)



17 High Street, CALNE, Wiltshire, SN11 OBS



[allenandharris.co.uk](https://allenandharris.co.uk)