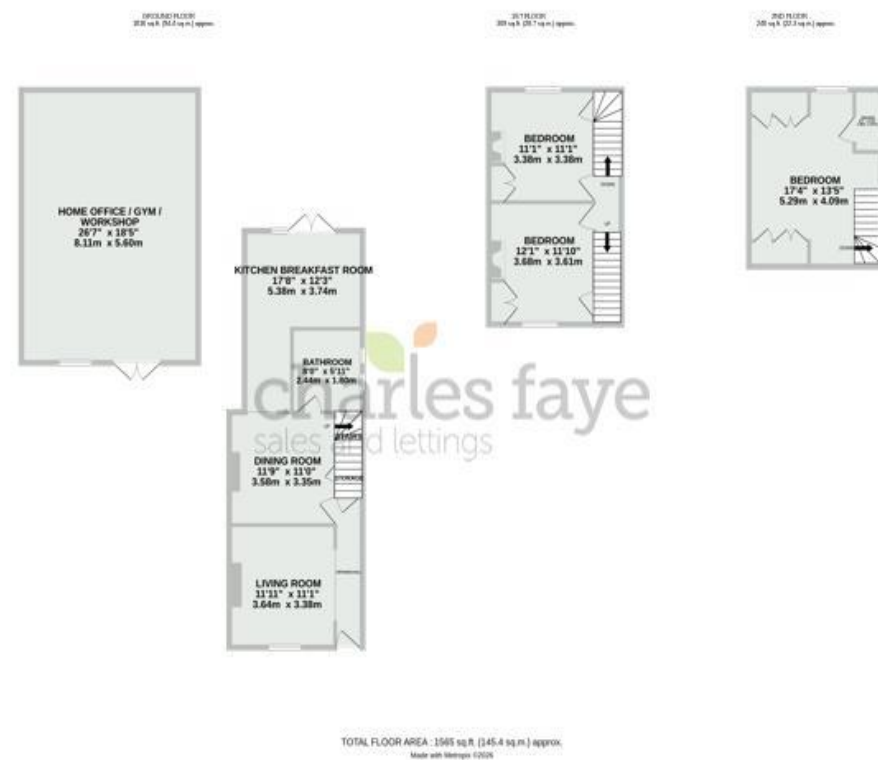


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and at the roundabout go straight across in to North Street. Take the second turning on the left in to Victoria Terrace where the property can be found towards the end of Victoria Terrace on the left hand side.



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.

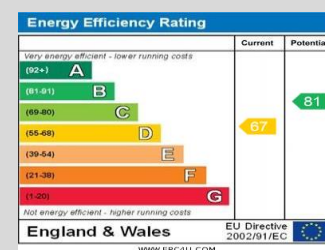
FINANCIAL ADVICE

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

COUNCIL TAX BAND

The council tax band for this property is band B

PROPERTY RATING



Charles Faye Estate Agents
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Calne
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01249 822555
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lettings@charlesfaye.co.uk
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13 Victoria Terrace
Calne, SN11 0HW

£330,000

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

charles faye
sales and lettings

13 Victoria Terrace, Calne

Tucked away in a peaceful position just a short stroll from the town centre, this beautifully presented Victorian terrace effortlessly blends period charm with stylish modern living. Lovingly renovated and freshly decorated, it also benefits from a generous landscaped garden and a substantial home office/gym. The ground floor features a stunning bespoke breakfast kitchen with French doors opening onto the private rear garden, a characterful dining room with a wood-burning stove, a welcoming living room with a working fireplace, and a beautifully refitted family bathroom. The first floor offers two generous double bedrooms, both with bespoke fitted wardrobes and original fireplaces, while the impressive top-floor principal bedroom enjoys far-reaching views towards the Cherhill Downs and benefits from an en-suite WC. The delightful rear garden includes a spacious patio, mature planting, and a versatile outbuilding with power and lighting, ideal as a home office, gym, studio, or workshop. Further benefits include off-road parking, an external charging socket suitable for a hybrid vehicle, and a smart Nest heating system. A superb character home combining Victorian elegance with high-quality contemporary finishes, all within easy reach of the town's amenities.

- **Stunning Victorian End Terrace**
- **Living Room with Open Fire**
- **Three Double Bedrooms**
- **Sizeable And Well-Maintained Garden**
- **Bespoke Breakfast Kitchen**
- **Dining Room with Wood Burning Stove**
- **Principle Bedroom with En-Suite**
- **Large Home Office / Gym with Electrics**
- **Parking With Hybrid Charging Point**

PROPERTY FRONT

Block paving leading to entrance door.

ENTRANCE HALLWAY

Panelling to wall, under stairs storage cupboard, radiator, laminate flooring, opening to living room, door to dining room.

LIVING ROOM 11' 11" x 11' 1" (3.63m x 3.38m)

Upvc double glazed sash window to front with fitted shutters, original wrought iron working fireplace, television and telephone point, built in shelving, radiator.

DINING ROOM 11' 9" x 11' 0" (3.58m x 3.35m)

Newly fitted wood burning stove, built in storage cupboards with shelving above, panelling to wall, under stairs storage, opening through to kitchen, door to family bathroom, stairs rising to first floor, radiator, laminate flooring.

KITCHEN BREAKFAST ROOM 17' 8" x 12' 3" (5.38m x 3.73m)

`L` shaped. Upvc double glazed window to side and rear, two velux windows to side, bespoke re-fitted wall and base units with solid block wood surfaces over, ceramic sink, freestanding electric cooker, space and plumbing for



washing machine, space for tumble dryer, space for fridge freezer, wall mounted boiler, recessed spot lights, radiator, laminate flooring, upvc double glazed French patio doors to garden.

FAMILY BATHROOM 8' 0" x 5' 11" (2.44m x 1.80m)

Two upvc double glazed windows to side, refitted modern suite including close coupled w.c., pedestal wash hand basin, panelled bath with shower over, shower screen, tiled surrounds, chrome ladder style radiator, tiled flooring.

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING

Doors to bedrooms two and three, stairs rising to second floor.

BEDROOM TWO 12' 1" x 11' 10" (3.68m x 3.60m)

Upvc double glazed sash window to rear with fitted shutters, bespoke double wardrobe and cupboard, under stairs storage cupboard, original fireplace, radiator.



BEDROOM THREE 11' 1" x 11' 1" (3.38m x 3.38m)

Upvc double glazed sash window to front with fitted shutters, bespoke double wardrobe and cupboard, storage cupboard, original fireplace, radiator.

SECOND FLOOR ACCOMMODATION

BEDROOM ONE 17' 4" x 13' 5" (5.28m x 4.09m)

Upvc double glazed sash window to rear with fitted shutters Upvc double glazed window to side with fitted shutters, two bespoke wardrobes, eaves storage, television point, radiator, door to en-suite toilet and sink.

EN-SUITE 6' 1" x 2' 7" (1.85m x 0.79m)

Fitted suite including close coupled w.c., vanity wash hand basin, tiled flooring.



EXTERNALLY

REAR GARDEN

A delightful and sizeable well maintained garden laid to lawn with a pathway which leads to the substantial home office / gym. Mainly laid to lawn with mature flower, shrubs and trees. A patio to the back of the home provides an ideal area to relax and enjoy the garden and there is gated side access. There is a right of way for the neighbouring property.

HOME OFFICE / GYM / WORKSHOP 26' 7" x 18' 5" (8.10m x 5.61m)

Substantial outbuilding with power and lighting, offering excellent flexibility as a home office, gym, studio, or workshop with upvc double glazed French door, wood flooring, power and light.

PARKING

There is one parking space to the front of the property with external socket providing suitable charging for hybrid vehicles.

