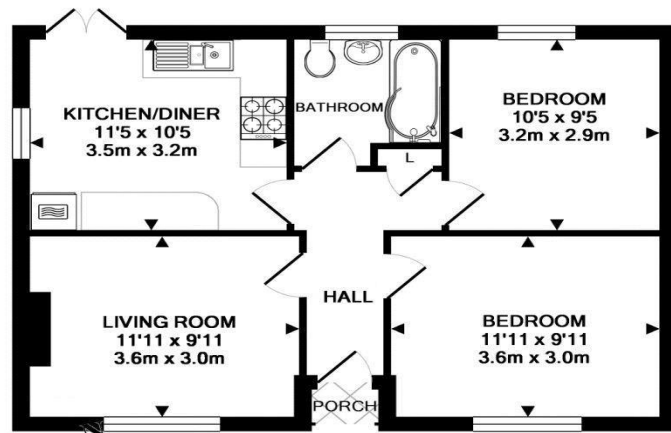


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear left again at the roundabout on to the A4. Continue along passing through the set of traffic lights and straight over at the next roundabout in to New Road. At the double mini roundabout go straight across heading towards Marlborough and then take the first turning on the left in to Shelburne Road. Take the next left in to Horsebrook Park and then left again where the property can be found a short distance along on the right hand side indicated by the 'For Sale' board.



TOTAL APPROX. FLOOR AREA 545 SQ.FT. (50.7 SQ.M.)

The floor plan is provided in good faith and believed to be accurate, but location and sizes of rooms, doors and windows are provided for guidance only and as such should not be relied upon. If any aspect of the plan is important to you, please contact our office.
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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.

USING CHARLES FAYE

Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

The office is locally owned and managed by Louise Burrows and her friendly, professional staff. Our aim is to provide the historic market town with an efficient service that is founded on traditional values of professionalism and integrity.

Quality of service is our hallmark and we know the importance of providing this in an effective, responsive and highly professional manner. So whatever your property needs are, talk to us to obtain the best possible advice on all property matters.

People and property are always at the heart of what we do. Whatever your circumstances, you can be assured that we will work hard to meet your needs.

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charles faye
sales and lettings

25 Horsebrook Park
Calne SN11 8EY

£210,000

Date printed: 01 May 2015



PROPERTY DESCRIPTION

A delightful detached bungalow placed in a sought after location to the South side of the town. It benefits from being updated and modernised throughout to include a new gas boiler, newly fitted kitchen, new bathroom and carpets. The accommodation is entered via the hallway which leads off to a living room, a spacious kitchen / diner with French doors to the garden, two double bedrooms and a modern bathroom. The property offers a good size rear garden, front garden and driveway parking with car port over. Brought to the market with NO ONWARD CHAIN.

SUMMARY

- Detached Bungalow
- South Side of Town
- Re-fitted Bathroom
- Front & Rear Gardens
- Sought After Location
- Re-fitted Kitchen/Diner
- Two Double Bedrooms
- Driveway Parking

Sales

Lettings

Management

ACCOMMODATION

PROPERTY FRONT

Pathway leading to entrance door with recessed porch area.

ENTRANCE HALLWAY

Loft access, storage cupboard, doors to living room, kitchen/diner, bedrooms and bathroom.

LIVING ROOM 11' 11" x 9' 11" (3.63m x 3.02m)

Upvc double glazed window to front, coved ceiling, television point, radiator.

KITCHEN / DINER 11' 4" x 10' 5" (3.45m x 3.17m)

Upvc double glazed window to side and Upvc double glazed French doors to rear, fitted wall and base units with complementary surfaces over, stainless steel 1.5 bowl sink unit, tiled splash backs, eye level double oven, stainless steel 4 ring gas hob with extractor chimney over, integrated fridge, integrated freezer, space and plumbing for washing machine, wall mounted gas boiler supplying hot water and central heating, radiator, tiled flooring.

BEDROOM ONE 11' 11" x 9' 11" (3.63m x 3.02m)

Upvc double glazed window to front, radiator.

BEDROOM TWO 10' 5" x 9' 4" (3.17m x 2.84m)

Upvc double glazed window to rear, radiator.

BATHROOM

Upvc double glazed obscure window to rear, re-fitted suite comprising low level w.c., pedestal wash hand basin, panelled bath with shower over and glass screen, ladder radiator, vinyl flooring.



EXTERNALLY

FRONT GARDEN

An open plan area that is laid to lawn with shrub borders.

DRIVEWAY & CARPORT

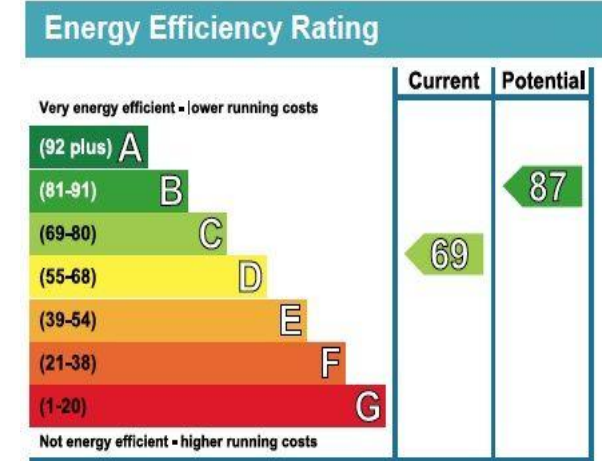
The home offers driveway parking for several vehicles and there is also a carport.

REAR GARDEN

The rear garden is generous in size and offers a level lawn area, a paved patio area which is suitable for outside dining, flower and shrub borders, a large shed and an outside tap.



ENERGY EFFICIENCY RATING



USEFUL INFORMATION

More photographs and other information may be available for this property to view on our website. To access these details go to www.charlesfaye.co.uk and from the home page insert the following code **LSO01124** into the Ref# box on the home page to go straight to this property. Alternatively use the QR code on your smart phone.

COUNCIL TAX BAND

The council tax band for this property is band C

ADDITIONAL INFORMATION

Please note that all measurements are approximate and that we have not tested any of the fixtures and fittings within the property,

FINANCIAL ADVICE

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

VIEWING THE PROPERTY

All viewings must be made through Charles Faye only. Our normal office hours are Monday to Friday 0900 – 1730 and Saturdays 0900 – 1600. Sundays and evenings by prior appointment.

