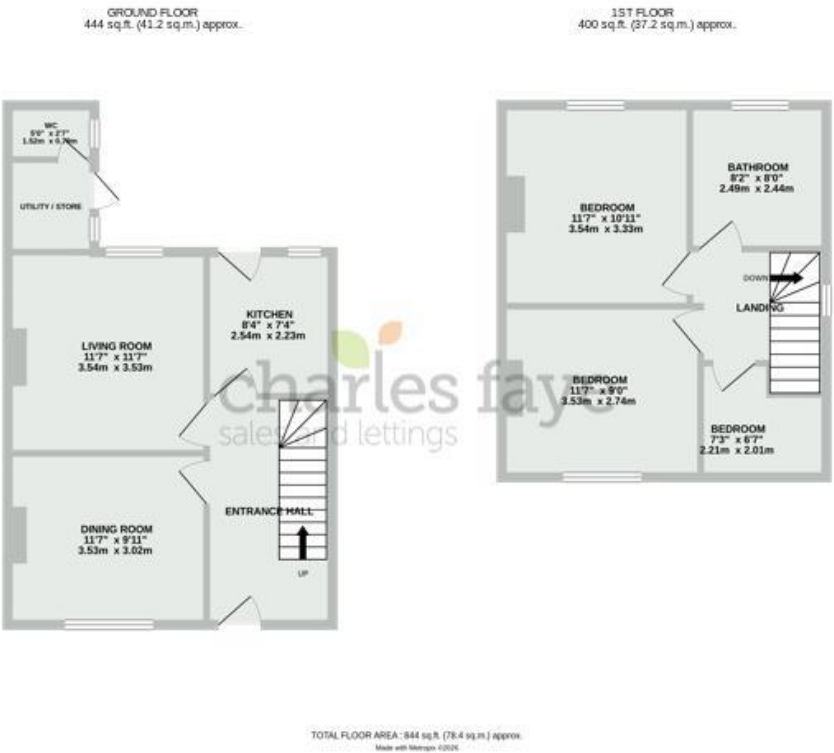


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square. At the roundabout turn right on to Curzon Stret and the property can be found a short way along on the right hand side indicated by the 'For Sale' board.



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 C

PROPERTY RATING



Charles Faye Estate Agents
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Calne
Wiltshire
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01249 822555
sales@charlesfaye.co.uk
lettings@charlesfaye.co.uk
www.charlesfaye.co.uk



72 Curzon Street
Calne, SN11 0DL

£255,000

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

charles faye
sales and lettings

72 Curzon Street, Calne

A wonderful opportunity to purchase a charming three bedroom Grade II Listed cottage dating back to 1911 with pretty woodland styled gardens and many original features. The accommodation on offer includes a living room that overlooks the rear garden, separate dining room with an impressive mantelpiece, a kitchen, two double bedrooms and a single bedroom which is currently used as an office and a traditional family bathroom. There are gardens to the front side and rear, with the rear dappled with sunlight falling through the pretty wooded area. To the rear there is also a brick built store / utility room with an outside w.c., and a garden shed that is also listed. This property is within walking distance of the town centre and all its amenities.

- Three Bedroom Semi-Detached
 - Period Features
 - Brick Built Utility / Store Room and WC
 - Wonderful Woodland Rear Garden
- Close To The Town Centre
 - Two Reception Rooms
 - Gardens To The Front, Side & Rear
 - Grade II Listed

PROPERTY FRONT

Gated pathway leading to original entrance door.

ENTRANCE HALLWAY 13' 0" x 7' 4" (3.96m x 2.23m)

Staircase rising to first floor, stripped wooden doors to dining room, living room, kitchen, radiator, laminate flooring.

DINING ROOM 11' 7" x 9' 0" (3.53m x 2.74m)

Stone mullioned window with three inset arched windows to front with secondary glazing, an impressive dining room mantelpiece., bespoke storage cupboard, radiator.

LIVING ROOM 11' 7" x 10' 11" (3.53m x 3.32m)

Original sash window to rear, two bespoke storage cupboards, radiator,



KITCHEN 8' 2" x 8' 0" (2.49m x 2.44m)

Original sash window to rear, fitted with base units with work surface over, stainless steel sink unit, tiled surrounds, built in electric cooker, four ring electric hob, vinyl tiled flooring, original back to to rear.

FIRST FLOOR ACCOMMODATION

LANDING

Original window to side, loft access, stripped wooden doors to all bedrooms and family bathroom.

PRINCIPLE BEDROOM 11' 7" x 10' 7" (3.53m x 3.22m)

Original sash window to rear, radiator.

BEDROOM TWO 11' 7" x 9' 0" (3.53m x 2.74m)

Stone mullioned window with three inset arched windows to front with secondary glazing, radiator.

BEDROOM THREE 7' 5" x 6' 7" (2.26m x 2.01m)

Window to front, radiator.



FAMILY BATHROOM 8' 2" x 8' 0" (2.49m x 2.44m)

Original sash window to rear, fitted white suite comprising close coupled w.c., pedestal wash hand basin, panelled bath with electric shower over, tiled surrounds, chrome towel radiator.

EXTERNALLY

OUTHOUSE / UTILITY ROOM / WC 7' 9" x 7' 7" (2.36m x 2.31m)

Brick built with two windows to side, space and plumbing for washing machine, door to cloakroom which has a close coupled w.c..

FRONT GARDEN

Gated access, enclosed by mature hedging.



SIDE GARDEN

Raised garden with a retaining wall, mainly laid to lawn, gated access to rear.

REAR GARDEN

Gravel area to the rear of the property with steps leading up to the raised lawn, large wooden garden shed, pretty woodland styled garden with mature trees and shrubs at the rear, gated access to front.

