

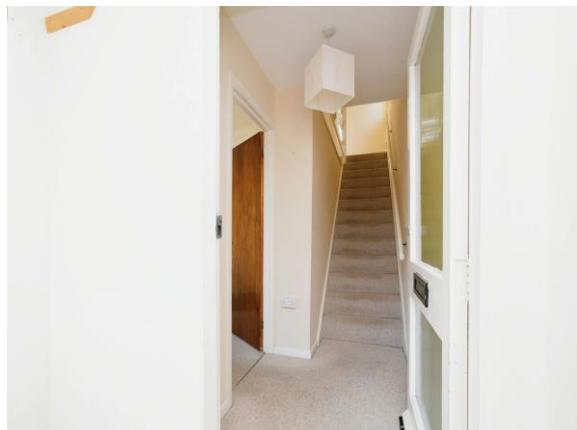


**Heron Close, Calne SN11 8PJ**

**Welcome to**

**Heron Close, Calne**

Modern semi-detached home featuring three bedrooms, an open-plan lounge/diner leading to a kitchen with breakfast bar. Enjoy side access to a private garden, driveway parking and garage with power and also benefits from a drop kerb for easy access.





**Ground Floor**



**First Floor**

**Entrance Porch**

**Entrance Hall**

**Lounge/Diner**

25' max x 11' 8" max ( 7.62m max x 3.56m max )

**Kitchen**

11' 1" max x 6' 8" max ( 3.38m max x 2.03m max )

**Landing**

**Bedroom One**

12' max x 9' max ( 3.66m max x 2.74m max )

**Bedroom Two**

8' 9" max x 10' 5" max ( 2.67m max x 3.17m max )

**Bedroom Three**

5' 9" max x 8' 6" max ( 1.75m max x 2.59m max )

**Bathroom**

**Front Garden**

**Rear Garden**

**Parking**

**Garage**

9' 9" max x 20' 1" max ( 2.97m max x 6.12m max )

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.focalagent.com](http://www.focalagent.com)

Welcome to

## Heron Close, Calne

- Semi-Detached
- Three Bedrooms
- Driveway Parking
- Enclosed Garden
- Garage with Power

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£250,000**



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Property Ref:  
CLN107748 - 0006

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Please note the marker reflects the postcode not the actual property



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