

DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and then proceed straight across at the roundabout in to North Street. Take the first turning on the right in to Bryans Close Road and follow this road along which leads into Hungerford Road. Take the first turning on the left in to Swaddon Street and then the second right into King Edward Close. Take the first left and follow the road round to the right where the property can be found 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.

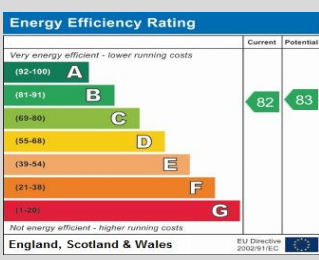
FINANCIAL ADVICE

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

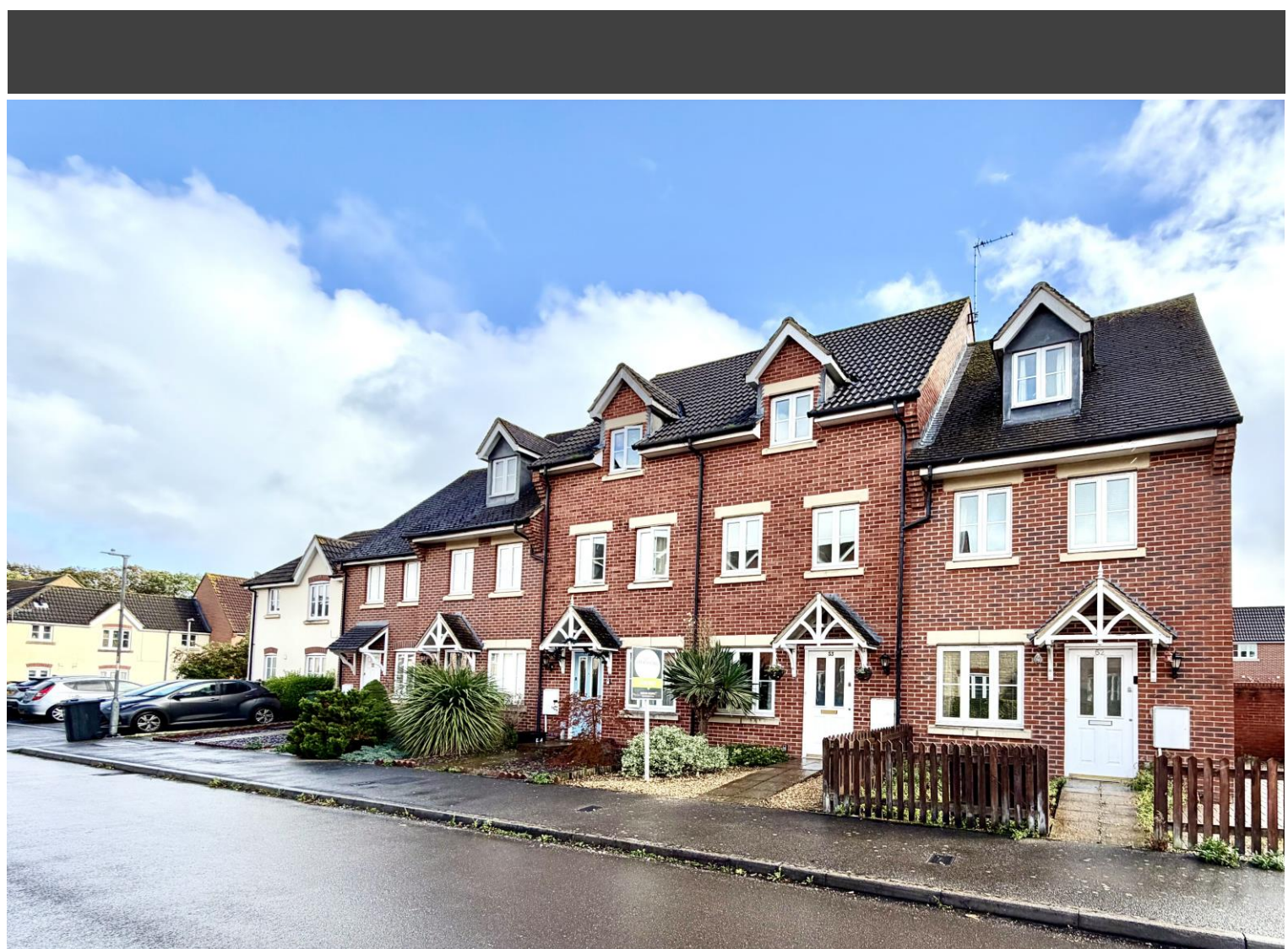
COUNCIL TAX BAND

The council tax band for this property is band C

PROPERTY RATING



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53 Savoy Court
Calne, SN11 9RQ
£245,000

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



53 Savoy Court, Calne

This beautifully presented refurbished family home is arranged over three floors and offers spacious, well-proportioned accommodation throughout. Ideally situated close to local amenities and highly regarded schooling, the property is an excellent choice for families and first-time buyers alike. The ground floor features a welcoming entrance leading into a bright living room. a fully refitted dining kitchen with a convenient guest cloakroom off and French doors opening onto the garden. On the first floor are two well-proportioned bedrooms, complemented by a refitted modern family bathroom. The impressive master suite occupies the entire top floor and benefits from ample wardrobe storage and a modern refitted en-suite shower room. Outside, the property boasts a fully enclosed rear garden with a useful shed, together with allocated parking to the rear. Further benefits include newly laid carpets and a newly installed water tank. Viewing is highly recommended to fully appreciate the space, presentation and accommodation this wonderful family home has to offer.

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| <ul style="list-style-type: none">▪ Chain Free▪ Contemporary Décor Throughout▪ Principal Bedroom With Refitted En-suite▪ Front And Rear Gardens | <ul style="list-style-type: none">▪ Refitted Modern Kitchen Dining Room▪ Three Double Bedrooms▪ Modern Family Bathroom▪ Allocated Parking To Rear |
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PROPERTY FRONT

Paved pathway leading to entrance door with porch over and outside courtesy light.

ENTRANCE HALLWAY

Stairs rising to the first floor, door leading to the living room, radiator, coir matting floor.

LIVING ROOM 14' 2" x 12' 11" (4.31m x 3.93m)

Upvc double glazed window to the front, radiator, door to dining kitchen.

DINING KITCHEN 12' 2" x 9' 10" (3.71m x 2.99m)

Upvc double glazed window to the rear, refitted fitted with modern wall and base units with work surface over, stainless steel sink unit, tiled splash backs, integrated oven, 4 ring gas hob with extractor over, space and plumbing for washing machine, space for dishwasher and space for fridge freezer, wall mounted gas boiler, ceramic tiled flooring, door leading to guest cloakroom, upvc double glazed French door leading onto the garden,



GUEST CLOAKROOM 5' 8" x 2' 11" (1.73m x 0.89m)

Fitted suite to include close coupled w.c, wall mounted wash hand basin with tiled splash back, radiator, ceramic tiled flooring.

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING

Upvc double glazed window to front, stairs rising to second floor, doors to bedroom two and three, door to family bathroom, radiator.

BEDROOM TWO 11' 8" x 8' 0" (3.55m x 2.44m)

Upvc double glazed window to rear, built in double wardrobe, radiator.

BEDROOM THREE 12' 5" x 6' 8" (3.78m x 2.03m)

Upvc window to front, radiator.



FAMILY BATHROOM 8' 4" x 4' 7" (2.54m x 1.40m)

Upvc double glazed window to rear, modern refitted suite to include close coupled w.c, pedestal wash hand basin, paneled bath with mixer shower taps over, tiled surrounds, chrome heated towel radiator, vinyl flooring.

SECOND FLOOR ACCOMODATION

PRINCIPLE BEDROOM 19' 1" x 9' 7" (5.81m x 2.92m)

Upvc double glazed window to front, two large built in wardrobes, two radiators, airing cupboard with hot water cylinder, loft access, door leading to en-suite.



EN-SUITE SHOWER ROOM 6' 9" x 4' 11" (2.06m x 1.50m)

Upvc double glazed window to rear, modern refitted suite to include close coupled w.c, pedestal wash hand basin, fully tiled shower cubicle, chrome heated towel radiator, vinyl flooring.

EXTERNALLY

FRONT GARDEN

Graveled garden with mature shrubs.

ALLOCATED PARKING

There is allocated parking for one vehicle to the rear of the property.

REAR GARDEN

Laid with paving slabs, garden shed, gated access to rear.

