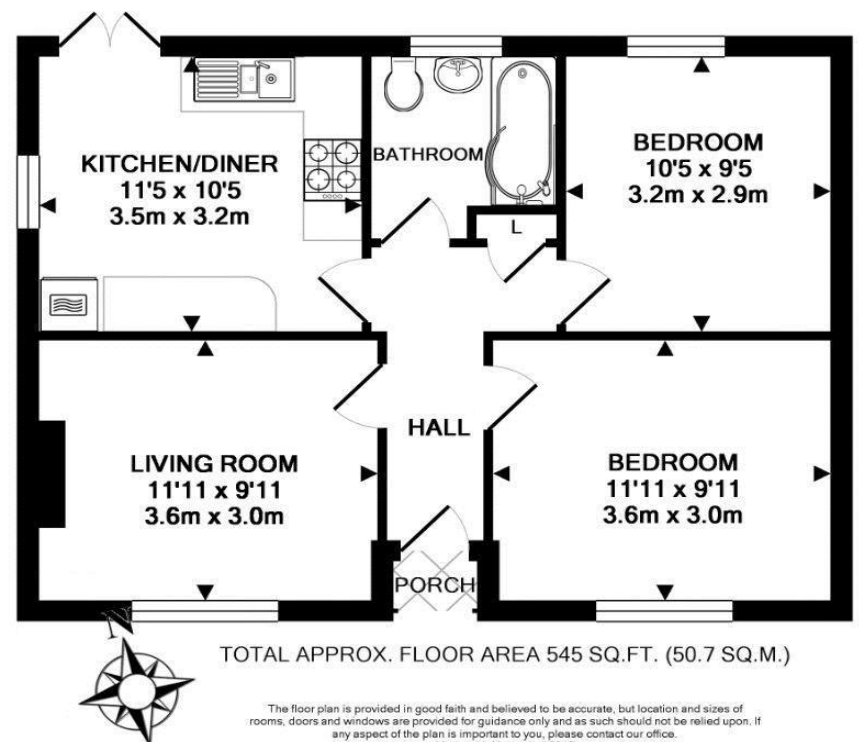


DIRECTIONS TO THE PROPERTY

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.



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.



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.

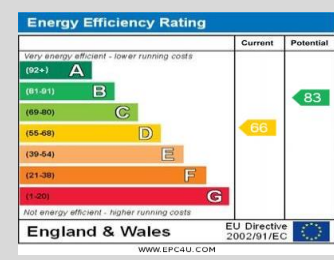
FINANCIAL ADVICE

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

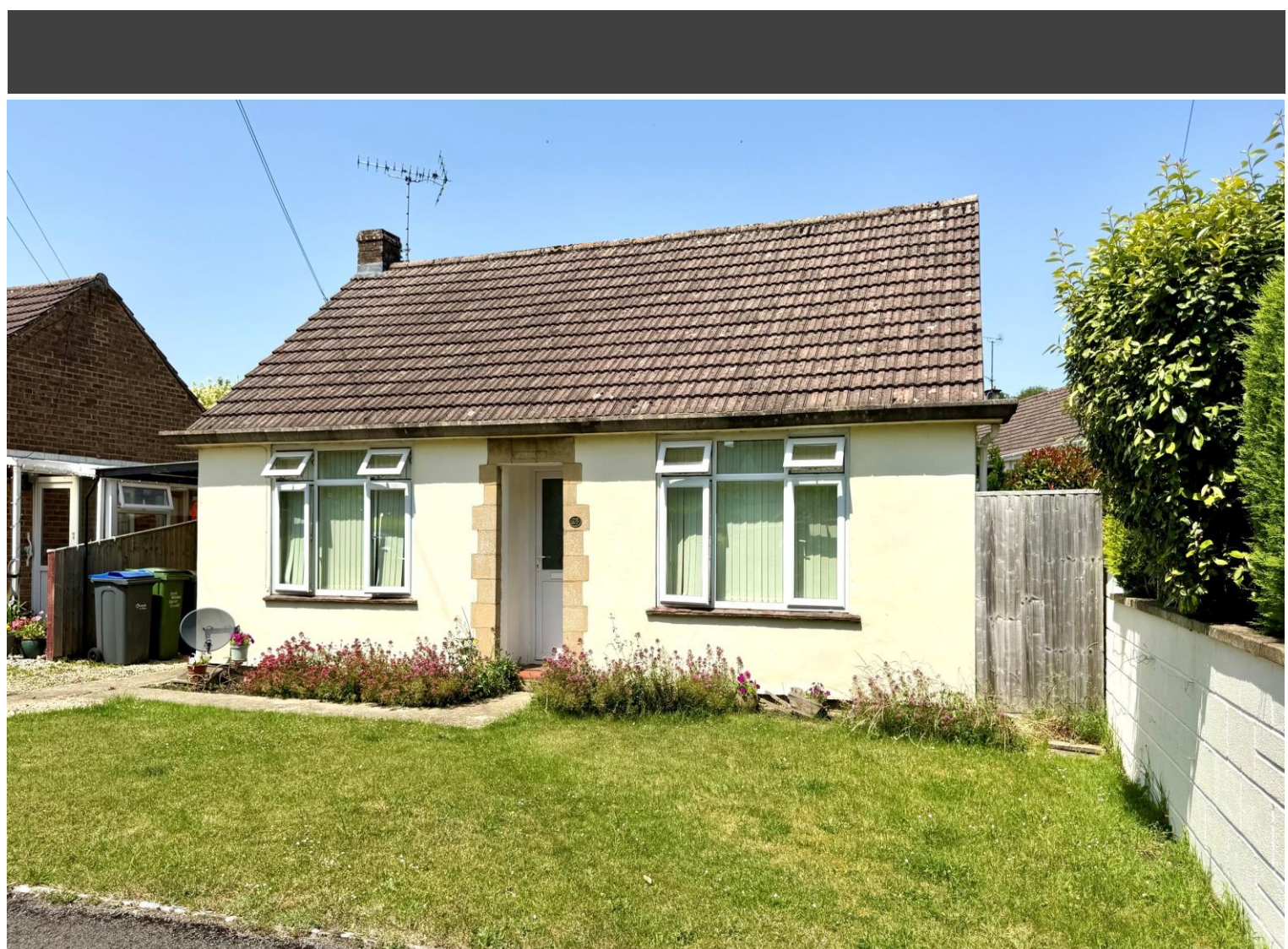
COUNCIL TAX BAND

The council tax band for this property is band C

PROPERTY RATING



Charles Faye Estate Agents
25 High Street
Calne
Wiltshire
SN11 0BS
01249 822555
sales@charlesfaye.co.uk
lettings@charlesfaye.co.uk
www.charlesfaye.co.uk



25 Horsebrook Park
Calne, SN11 8EY
£320,000

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

charles faye
sales and lettings

25 Horsebrook Park, Calne

CHAIN FREE – Situated in a highly sought after location on the southern side of town, this detached bungalow offers stylish accommodation throughout. The accommodation comprises of an entrance hallway, a bright and comfortable living room and a spacious kitchen/diner with French doors opening onto the rear garden. There are two generous double bedrooms and a modern family bathroom. Externally, the property benefits from a good-sized rear garden, a front garden and driveway parking with a carport. An excellent opportunity for those seeking a well-presented home in a desirable residential setting.

- Detached Bungalow
 - South Side of Town
 - Kitchen/Diner
 - Front & Rear Gardens
- Sought After Location
 - Cul-de-sac
 - Two Double Bedrooms
 - Driveway Parking

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 cabinets 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.

