



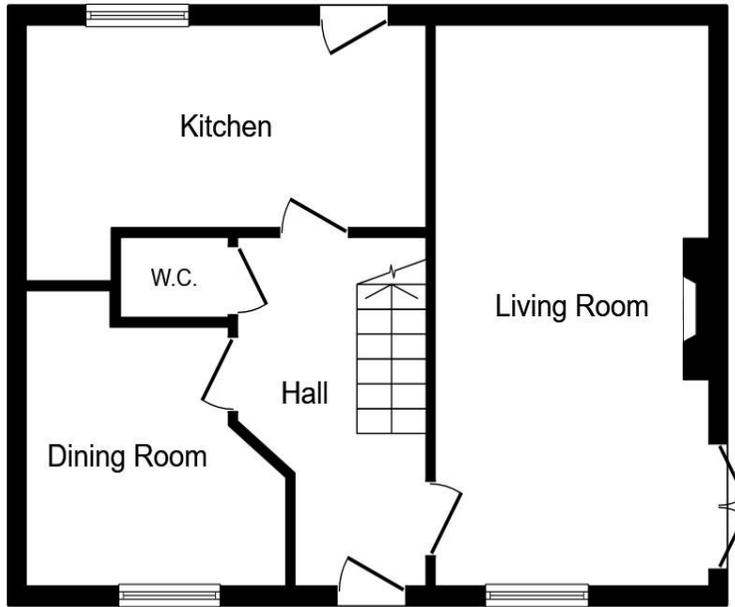
Grayling Close, Calne SN11 9QT

welcome to

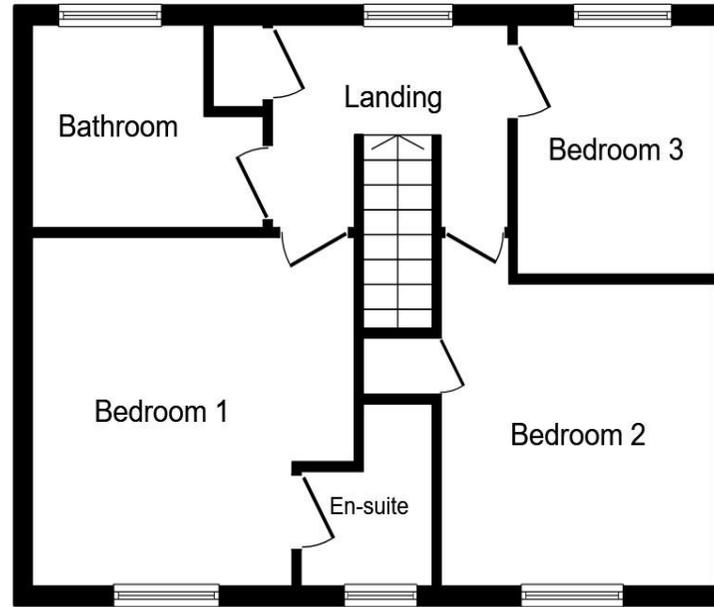
Grayling Close, Calne

Well-presented three bedroom detached home featuring two reception rooms, en suite to the master, plus garage and driveway parking. Stylish, spacious, and ready to move in!





Ground Floor



First Floor

Entrance Hall

Lounge

18' 1" max x 11' max (5.51m max x 3.35m max)

Dining Room

10' max x 10' max (3.05m max x 3.05m max)

Cloakroom

Kitchen

15' max x 8' 4" max (4.57m max x 2.54m max)

Landing

Bedroom One

12' max x 11' 1" max (3.66m max x 3.38m max)

En Suite

Bedroom Two

11' max x 10' max (3.35m max x 3.05m max)

Bedroom Three

9' max x 7' max (2.74m max x 2.13m max)

Bathroom

Rear Garden

Parking

Garage

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.propertybox.io



welcome to

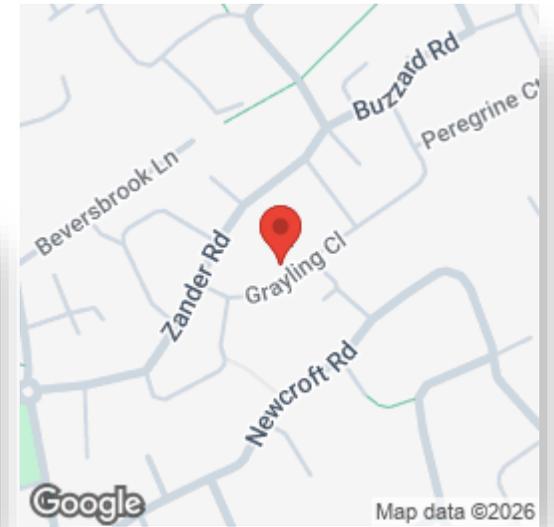
Grayling Close, Calne

- Detached home in a courtyard setting
- Two reception rooms
- Three bedrooms
- Garage & Parking
- Enclosed rear garden

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online [allenandharris.co.uk/Property/CLN109661](https://www.allenandharris.co.uk/Property/CLN109661)



Property Ref:
CLN109661 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


allen & harris



01249 814681



calne@allenandharris.co.uk



17 High Street, CALNE, Wiltshire, SN11 0BS



[allenandharris.co.uk](https://www.allenandharris.co.uk)