



North End, Calne SN11 9DQ

welcome to

North End, Calne

Well-presented family home featuring a bright lounge, kitchen with larder, utility room, conservatory and downstairs WC. Three good sized bedrooms, modern bathroom and ample storage throughout. Generous rear garden with patio, sheds and gated side access. Driveway parking and a powered outbuilding.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Lounge

11' 2" max x 17' 8" max (3.40m max x 5.38m max)

Kitchen

13' 4" max x 11' 4" max (4.06m max x 3.45m max)

Utility Room

Conservatory

Landing

Bedroom One

14' 7" max x 10' 9" max (4.45m max x 3.28m max)

Bedroom Two

11' 6" max x 8' 4" max (3.51m max x 2.54m max)

Bedroom Three

11' 3" max x 6' 7" max (3.43m max x 2.01m max)

Bathroom

Front Garden

Rear Garden

Parking

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

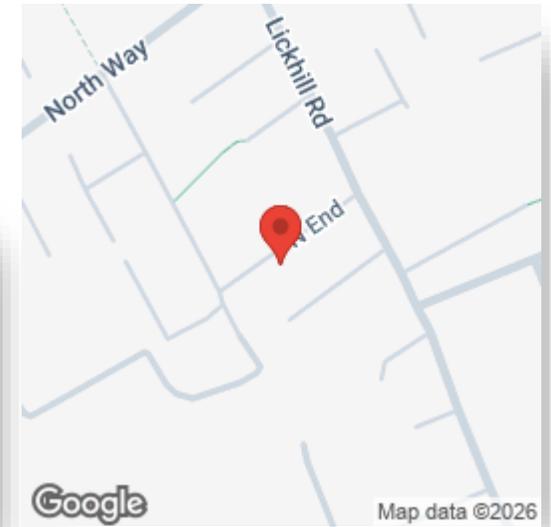
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- NO CHAIN
- Semi-Detached
- Conservatory/Summer Room
- Downstairs WC
- Generous Rear Garden

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

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/CLN109212



Property Ref:
CLN109212 - 0009

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.


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