



**Wessington Avenue, Calne SN11 0AL**

**welcome to**

**Wessington Avenue, Calne**

Spacious 3-bed mid-terrace with conservatory, wet room, utility, and generous garden. Features include lounge, dining room, modern kitchen, family bathroom, and top-floor master with Velux windows. On-street parking. Ideal family home.





### Wet Room

#### Lounge

15' 1" max x 12' 2" max ( 4.60m max x 3.71m max )

#### Dining Room

15' 1" max x 13' 9" max ( 4.60m max x 4.19m max )

#### Kitchen

7' 9" max x 9' 9" max ( 2.36m max x 2.97m max )

#### Utility Room

8' 2" max x 7' 5" max ( 2.49m max x 2.26m max )

#### Conservatory

5' 3" max x 9' 6" max ( 1.60m max x 2.90m max )

#### Bedroom One On The Top Floor

17' 3" max x 15' 4" max ( 5.26m max x 4.67m max )

#### Bedroom Two

14' 3" max x 8' 8" max ( 4.34m max x 2.64m max )

#### Bedroom Three

12' 9" max x 11' max ( 3.89m max x 3.35m max )

#### Bathroom

#### Rear Garden

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)

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## Wessington Avenue, Calne

- Three Bedrooms
- Downstairs Wet Room
- Utility Room
- Conservatory
- On Street Parking

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

**£295,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CLN109506 - 0006

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allen & harris



**01249 814681**



[calne@allenandharris.co.uk](mailto:calne@allenandharris.co.uk)



17 High Street, CALNE, Wiltshire, SN11 0BS



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