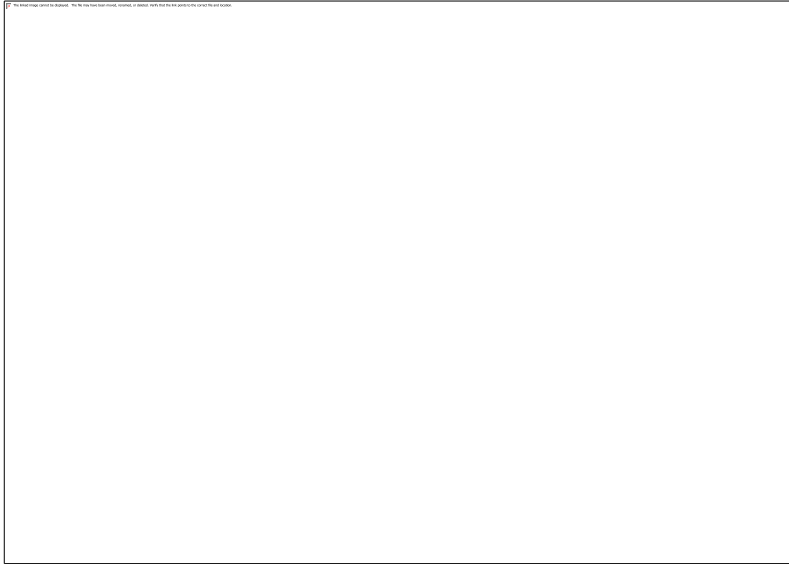
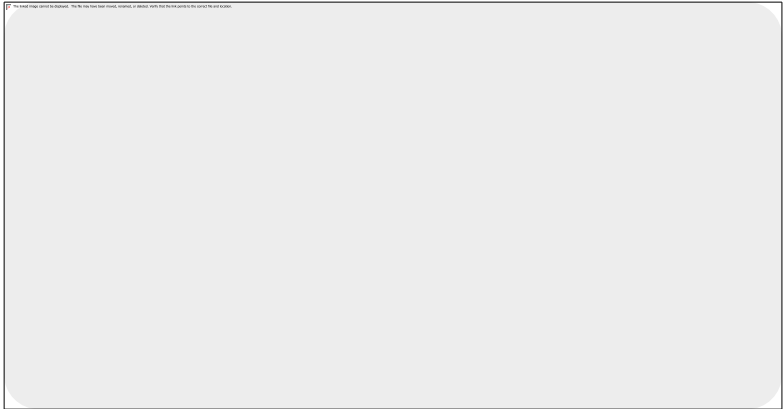


DIRECTIONS TO THE PROPERTY



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.

USING CHARLES FAYE

Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages. The office is locally owned and managed by Louise Burrows and her friendly, professional staff. Our aim is to provide the historic market town with an efficient service that is founded on traditional values of professionalism and integrity.

Quality of service is our hallmark and we know the importance of providing this in an effective, responsive and highly professional manner. So whatever your property needs are, talk to us to obtain the best possible advice on all property matters.

People and property are always at the heart of what we do. Whatever your circumstances, you can be assured that we will work hard to meet your needs.

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75a Duncan Street
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Monthly Rental Of
£700

Date printed: 10 April 2014



PROPERTY DESCRIPTION

No chain! A two bedroom home that has been extended to offer a spacious conservatory plus has the bonus of driveway parking to the side of the property. It is situated in a no through road and within walking distance of local amenities. The ground floor has an entrance hallway, modern fitted kitchen, 16 x 12'7 living room and Upvc conservatory. The first floor has the family bathroom and two bedrooms, one with access to the loft space which has been boarded to offer an occasional room. The property benefits from an enclosed rear garden, double glazing and gas central heating. An ideal house for first time buyers or investment opportunity.

SUMMARY

- | | |
|-----------------------|--------------------|
| ▪ Modern House | ▪ Fitted Kitchen |
| ▪ Upvc Conservatory | ▪ Two Bedrooms |
| ▪ South Facing Garden | ▪ Driveway Parking |
| ▪ NO ONWARD CHAIN | ▪ |

Sales

Lettings

Management

ACCOMMODATION

PROPERTY FRONT

Paved pathway leading to Upvc entrance door with canopied porch over.

ENTRANCE HALLWAY

Dado rail, radiator, opening to kitchen, door to living room.

KITCHEN 8' 11" x 6' 11 (2.72m x 2.11m)

Upvc double glazed window to front, fitted wall and base units with complementary roll edge work surfaces over, stainless steel sink, tiled splash backs, space for electric cooker, space and plumbing for washing machine, space for fridge / freezer, wall mounted gas boiler supplying hot water and central heating, radiator, vinyl flooring.

LIVING ROOM 16' 0" x 12' 7 (4.87m x 3.83m)

Dado rail, television point, two radiators, stairs rising to first floor, sliding patio doors to conservatory.

CONSERVATORY 9' 6" x 8' 7 (2.89m x 2.61m)

Upvc construction, ceiling fan with light, ceramic tiled flooring, French doors to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Upvc double glazed window to side, dado rail, airing cupboard housing hot water tank, doors to bedrooms and bathroom.

BEDROOM ONE 11' 3" x 9' 5 (3.43m x 2.87m)

Upvc double glazed window to rear, fitted wardrobes, cupboards and bedside cabinets, dado rail, radiator.

BEDROOM TWO 11' 9" x 6' 6 (3.58m x 1.98m)

Upvc double glazed window to front, radiator.

FAMILY BATHROOM



Upvc double glazed obscure window to front, fitted suite comprising low level w.c., pedestal wash hand basin, panelled bath with electric shower over, tiled surrounds, extractor fan, shaver point, radiator, vinyl flooring.

EXTERNALLY

REAR GARDEN

The rear garden is fully enclosed and enjoys a high level of privacy with a South facing aspect. It has been landscaped for low maintenance with a large paved area with perimeter shrub borders. There is an electric water feature, outside lighting, two wooden sheds and gated side access to the driveway.

DRIVEWAY PARKING

The property benefits from driveway parking to the side for multiple vehicles.



ENERGY EFFICIENCY RATING



USEFUL INFORMATION

More photographs and other information may be available for this property to view on our website. To access these details go to www.charlesfaye.co.uk and from the home page insert the following code **LSO00798** into the Ref# box on the home page to go straight to this property. Alternatively use the QR code on your smart phone.

COUNCIL TAX BAND

The council tax band for this property is band B

ADDITIONAL INFORMATION

Please note that all measurements are approximate and that we have not tested any of the fixtures and fittings within the property,

FINANCIAL ADVICE

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

VIEWING THE PROPERTY

All viewings must be made through Charles Faye only. Our normal office hours are Monday to Friday 0900 – 1730 and Saturdays 0900 – 1600. Sundays and evenings by prior appointment.

