

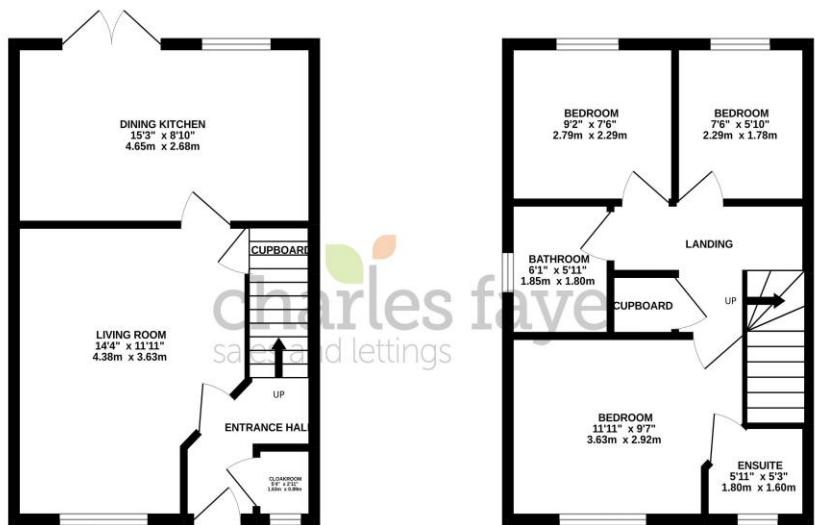
DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and then right at the mini roundabout on to Oxford Road. Go across the next roundabout and take the second turning on the right into Abberd Way. Follow this road along and go past the school on the right and at the top of the road drive into the persimmons development. Take the first left into Ramsey Drive and property can be found on the left hand side.



GROUND FLOOR

1ST FLOOR



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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.



VIEW ONLINE



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.

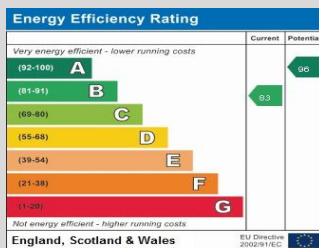
FINANCIAL ADVICE

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

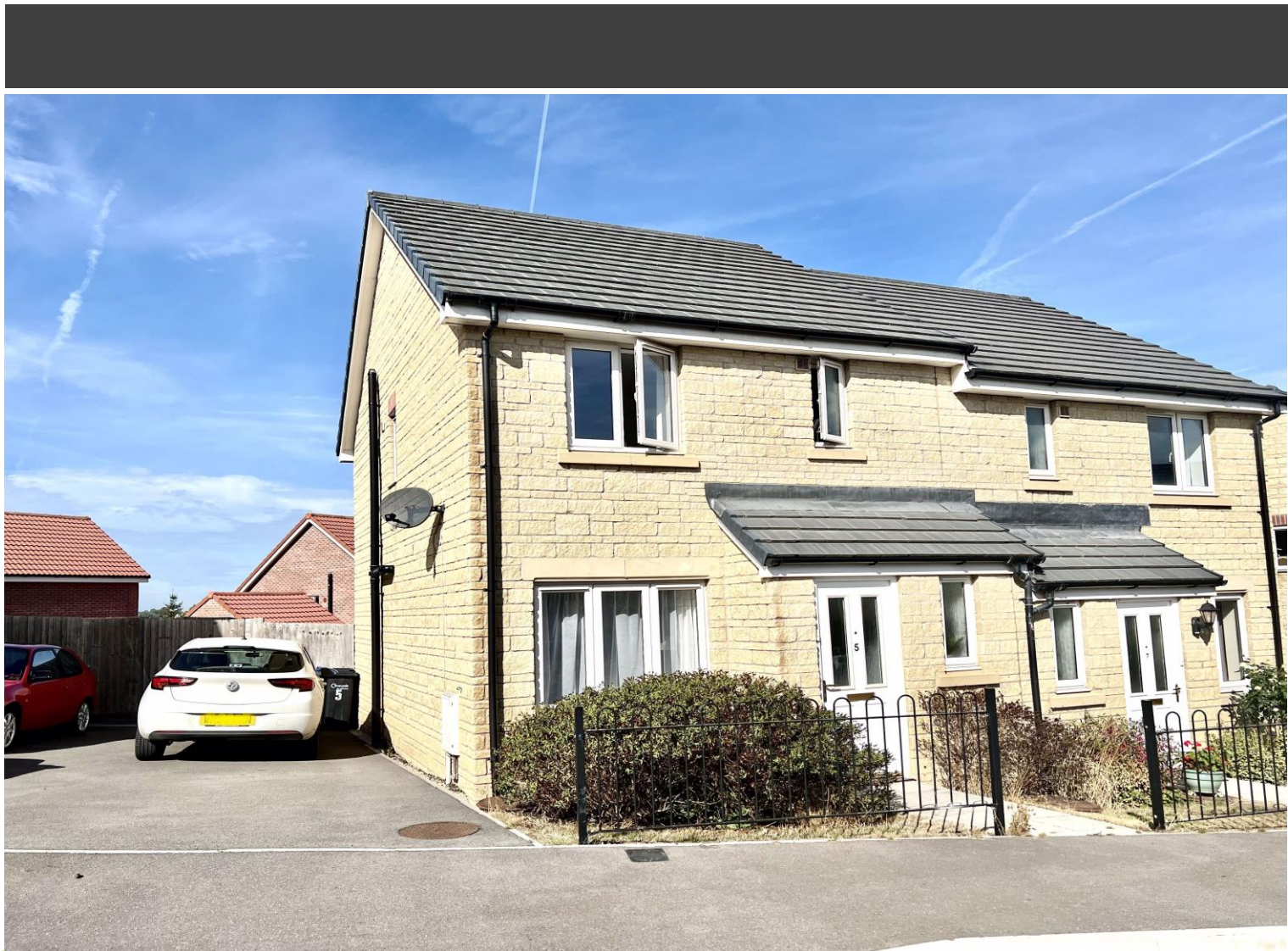
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5 Ramsay Road
Calne, SN11 8GT

£263,000

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

charles faye
sales and lettings

5 Ramsay Road, Calne

A lovely 3 bedroom semi-detached property offering light and spacious accommodation to include a living room to the front of property, a fitted kitchen/diner with integrated dishwasher and fridge freezer and a guest cloakroom complete the ground floor. Upstairs the property has a light and bright master bedroom with an en-suite, 2 further bedrooms and a family bathroom. To the rear there is a private rear garden with a good size patio, flower borders and lawn, gated access to front. There is driveway parking to the side of the property for two vehicles. Offered with no onward chain.

- Semi Detached House
 - Living Room
 - Three Bedrooms
 - Driveway Parking For Two Vehicles
- Dining Kitchen
 - Guest Cloakroom
 - Master Bedroom With En-Suite
 - Private Rear Garden

PROPERTY FRONT

Pathway leading to entrance door.

ENTRANCE HALLWAY

A light and airy hallway that gives access to guest cloakroom, living room and stairs leading to first floor, telephone point, radiator, tiled flooring.

LIVING ROOM 14' 4" x 11' 11" (4.37m x 3.63m)

Upvc double glazed window to front, radiator, television point, door to under stairs storage cupboard, door to dining kitchen.

DINING KITCHEN 15' 3" x 8' 10" (4.64m x 2.69m)

Upvc double glazed widow to rear, fitted with a range of modern wall and base cabinets with complementary work surface, stainless steel sink unit, tiled splash backs, built in appliances to include an electric oven with 4 ring hob over and chimney extractor, integrated fridge freezer and dishwasher, space and plumbing for washing machine, radiator, vinyl tiled flooring, space for a good



size table in this lovely bright kitchen, upvc double glazed French patio doors to rear..

GUEST CLOAKROOM 5' 4" x 2' 11" (1.62m x 0.89m)

Upvc double glazed window to front, fitted modern suite comprising of a close coupled w.c., corner pedestal wash hand basin with tiled splash back, radiator, tiled flooring.

FIRST FLOOR ACCOMMODATION

LANDING

This spacious landing gives access to bedrooms one, two and three and the family bathroom, loft access, large storage cupboard.

BEDROOM ONE 11' 11" x 9' 7" (3.63m x 2.92m)

Upvc double glazed window to front, built in wardrobe, radiator, door to en-suite.



EN-SUITE 5' 11" x 5' 3" (1.80m x 1.60m)

Upvc double glazed window to front, fitted with a modern white suite comprising of a large fully tiled walk in shower, close coupled wc, pedestal wash hand basin, tiled surrounds, radiator and complemented with tiled flooring.

BEDROOM TWO 9' 2" x 7' 6" (2.79m x 2.28m)

Upvc double glazed window to rear, radiator.

BEDROOM THREE 7' 6" x 5' 10" (2.28m x 1.78m)

Upvc double glazed window to rear, radiator.



FAMILY BATHROOM 6' 1" x 5' 11" (1.85m x 1.80m)

Modern family bathroom comprising of a fitted suite to include a close coupled w.c., pedestal wash hand basin, panelled bath with shower over and glass screen, tiled surrounds, radiator and tiled flooring.

EXTERNALLY

FRONT GARDEN

Enclosed with wrought iron railings, planted with flowers and shrubs.

DRIVEWAY PARKING

There is driveway parking to the side of the property for two vehicles.

REAR GARDEN

The garden has been laid to lawn with a raised patio area for entertaining and has a range of flower and shrub borders. To the side there is a useful paved area ideal for sheds and bin storage. There is also an outside tap and a gate providing access to the front.

