





East Wing Lickhill Road,Calne SN11 9EZ

allen & harris

welcome to

East Wing Lickhill Road, Calne

A unique and substantial period home (approx. 1475 sq.ft), forming part of the historic Dunstan House - offering character, charm and versatile living, in a highly desirable Calne location. Rare to the market, and offered with no onwards chain, an internal viewing is highly recommended.



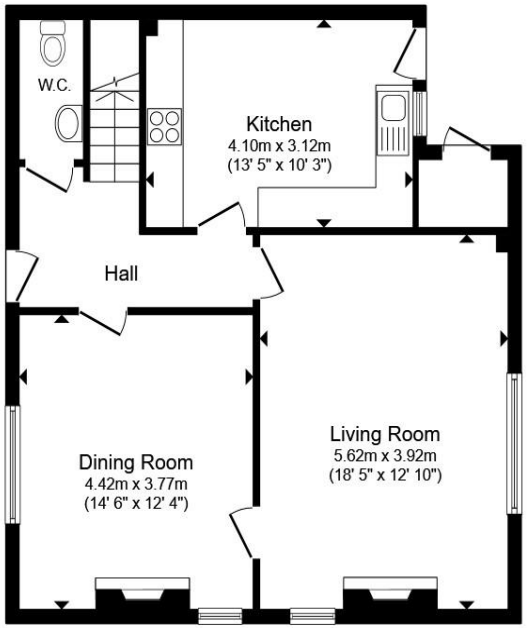




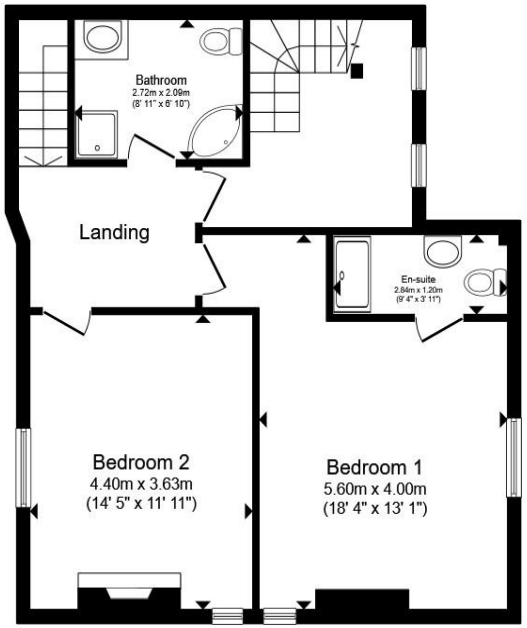




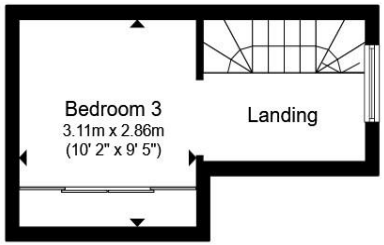




Ground Floor



First Floor



Second Floor

Total floor area 144.6 m² (1,557 sq.ft.) approx

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

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Entrance Hall

Cloakroom

Lounge

Dining Room

Kitchen

Landing

Bedroom One

En Suite

Bedroom Two

Bedroom Three/Study Area

Attic Room

Front Garden

Rear Garden

Parking

Garage

The Area

Agent Note

welcome to

East Wing Lickhill Road, Calne

- No Onwards Chain
- Spacious and characterful home, offering versatile living over three floors
- Period features including high ceilings, sash windows, and open fireplaces
- Sought after location, offering easy access to the town, and other local amenities
- Three bedrooms and two reception rooms

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









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CLN108755

The Property Ombudsman

Property Ref:
CLN108755 - 0010

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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