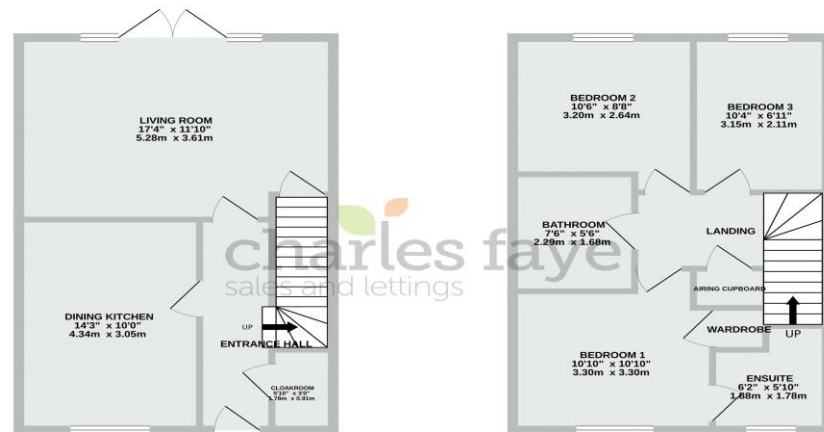


DIRECTIONS TO THE PROPERTY



GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.

1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 935 sq.ft. (86.8 sq.m.) approx.
Made with Metropix ©2020

VIEW ONLINE



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.



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.

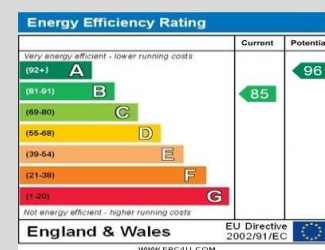
FINANCIAL ADVICE

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
SN11 0BS
01249 822555
sales@charlesfaye.co.uk
lettings@charlesfaye.co.uk
www.charlesfaye.co.uk



**2 Finch Lane
Calne, SN11 8LZ**

£310,000

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



2 Finch Lane, Calne

This well presented home is situated in a highly sought after location, boasting an array of desirable features including a good sized rear garden, a modern dining kitchen and off street parking for two vehicles. The well planned accommodation includes a stunning dining kitchen with some built in appliances, a large living room which opens out onto the rear garden and the guest cloakroom completes the ground floor. On the first floor you will find three bedrooms with the principal bedroom having a modern en-suite shower room and bedrooms two and three are complemented by the family bathroom. Externally the property has parking for 2 vehicles to the rear of the property. The rear garden provides ample space to relax and enjoy.

- **Spacious Modern Accommodation**
- **Good Size Lounge With French Doors To Garden**
- **Three Bedrooms**
- **Two Parking Spaces**
- **Stylish Dining Kitchen**
- **Guest Cloakroom**
- **En-suite Shower Room**
- **Generous Garden**

PROPERTY FRONT

Pathway leading to composite front door with canopy porch over and courtesy light.

ENTRANCE HALLWAY

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

DINING KITCHEN 14' 3" x 10' 0" (4.34m x 3.05m)

Upvc double glazed window to front, fitted with a range of modern wall and base cabinets with complementary work surface and matching up stands, stainless steel sink unit, built in appliances to include an electric oven, microwave, electric hob and stainless steel chimney extractor over, integrated fridge freezer and dishwasher, space and plumbing for washing machine, radiator, tiled flooring, space for a good size table in this lovely bright kitchen.



GUEST CLOAKROOM 5' 10" x 3' 0" (1.78m x 0.91m)

Fitted modern suite to include close coupled w.c., pedestal wash hand basin with tiled splash back, radiator, tiled flooring.

LIVING ROOM 11' 10" x 17' 4" (3.60m x 5.28m)

A lovely room with fully glazed French doors and full glazed panels to either side have been placed to allow plenty of natural light into the room and overlooks the rear garden, television point, large under stairs storage cupboard and two radiators.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, doors to all bedrooms, family bathroom, large storage cupboard.

PRINCIPLE BEDROOM 10' 10" x 10' 10" (3.30m x 3.30m)

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



EN-SUITE 6' 2" x 5' 10" (1.88m x 1.78m)

Upvc double glazed obscure window to front, fitted with a modern white suite to include a large fully tiled walk in shower, close coupled wc, pedestal wash hand basin, tiled surrounds, chrome ladder style radiator, tiled flooring.

BEDROOM TWO 10' 0" x 8' 8" (3.05m x 2.64m)

Upvc double glazed window to rear, radiator.

BEDROOM THREE 10' 4" x 6' 10" (3.15m x 2.08m)

Upvc double glazed window to rear, radiator.



FAMILY BATHROOM 7' 6" x 6' 6" (2.28m x 1.98m)

Modern fitted suite to include close coupled w.c., pedestal wash hand basin, panelled bath with mixer tap shower over, tiled surrounds, chrome ladder style radiator and tiled flooring.

EXTERNALLY

PARKING

There is off street parking to the rear of the property for two vehicles.

REAR GARDEN

A paved patio area with the rest of the garden laid to lawn, gated access to the front.

