



18 York Road

Calne, SN11 8FW

Guide Price £318,500

Welcome to 18 York Road, Calne. A modern three bedroom semi detached family home situated on the Steeple Chase development by Redrow Homes and part of the Heritage Collection.

The ground floor accommodation comprises entrance hall with understairs cupboard, cloakroom, lounge and kitchen/dining room with patio doors leading onto the rear garden.

The first floor accommodation comprises landing with two storage cupboards, the main bedroom with fitted wardrobe and en-suite shower room, two further bedrooms and family bathroom with shower over the bath.

The property further benefits from a range of fitted appliances in the kitchen, an enclosed rear garden with gated access, artificial lawn for low maintenance and an outside tap, a single garage with driveway parking at the rear of the property, gas central heating and double glazing.

The owners of this fantastic home have found their next home (which has no chain) so are able to move quickly.

All room measurements are approx;

Lounge: 4.96m x 3.24m

Kitchen Dining Room: 5.41m x 3.12m

Bedroom One: 3.59m x 2.69m

Bedroom Two: 3.14m x 2.07m ext 2.90m

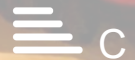
Bedroom Three: 2.42m x 2.19m ext 3.20m

Bathroom: 2.02m x 1.71m

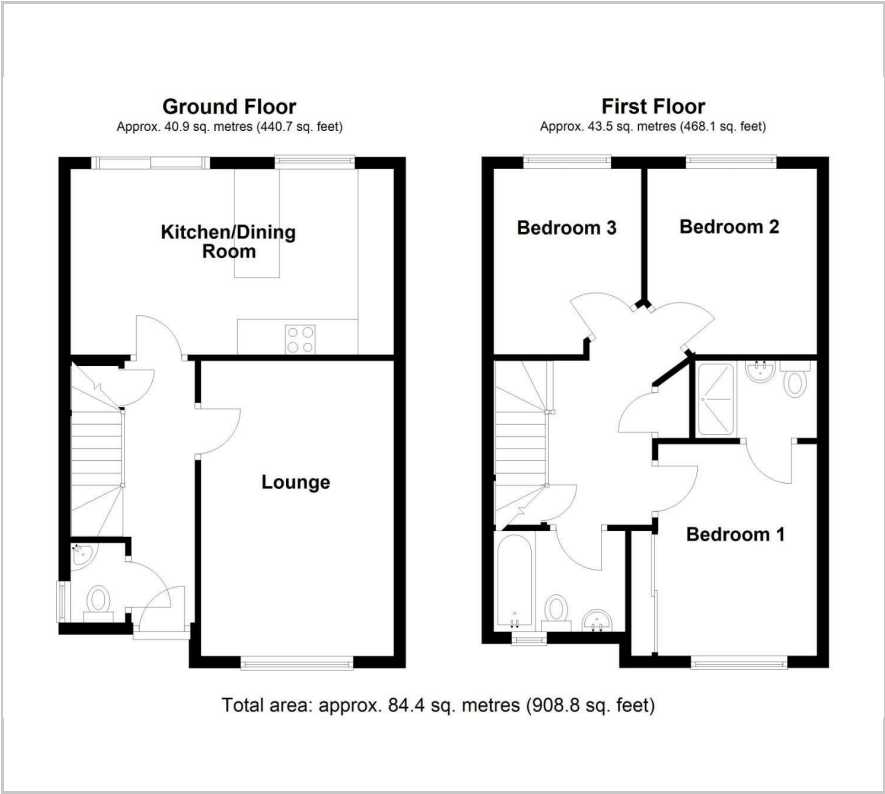
- Heritage Collection three bedroom semi detached home
- Garage & Parking
- Enclosed rear garden with gated access
- Bathroom, en-suite & cloakroom

Viewing

Please contact our Blueleaf Property Office on 01225 839050 if you wish to arrange a viewing appointment for this property or require further information.



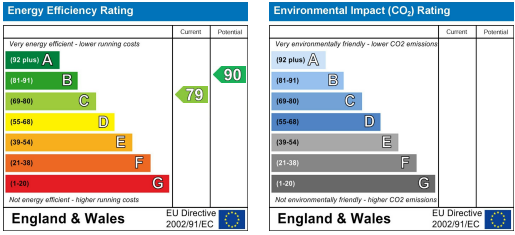
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.