



Page Close, CALNE SN11 8NT

Welcome to

Page Close, CALNE

- NO ONWARDS CHAIN
- Three good size bedrooms & Family Bathroom
- Kitchen / Diner
- Living room
- Enclosed rear garden

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£230,000

view this property online allenandharris.co.uk/Property/CLN109809



Property Ref:

CLN109809 - 0008

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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Entrance Porch

Door to the front of the property.

Entrance Hall

Door from the porch, stairs to the first floor, cupboard.

Kitchen/Diner

Two windows to front aspect and a window to side aspect. Fitted kitchen with wall and base units and rolled edge work surfaces over, and tiled splashbacks. Space for a fridge freezer and plumbing for a washing machine. Electric oven and gas hob, storage heater, double doors to the lounge.

Lounge

Window to rear aspect, storage heater, large understairs storage to the side of the lounge.

Landing

Loft access, and large storage cupboard.

Bedroom One

Window to rear aspect, double wardrobe, storage heater.

Bedroom Two

Window to front aspect, wardrobe, storage heater.

Bedroom Three

Window to rear aspect, storage heater.

Bathroom

Window to front aspect, WC and wash hand basin, bath with electric shower over, electric wall mounted heater.

Rear Porch

Door to the garden, storage cupboard.

Rear Garden

Patio and astro turf, gated rear access.

Agent Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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