

DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and at the roundabout go straight over into North Street. Take the first turning on the right into Bryans Close Road and follow the road around which leads into Hungerford Road. Take the fifth turning on the right into Duncan Street, take the last turning on the right and the property can be found on the left hand side.



GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.

1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 949 sq.ft. (88.1 sq.m.) approx.
Made with Mermaple C2025

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			

Charles Faye Estate Agents

25 High Street

Calne

Wiltshire

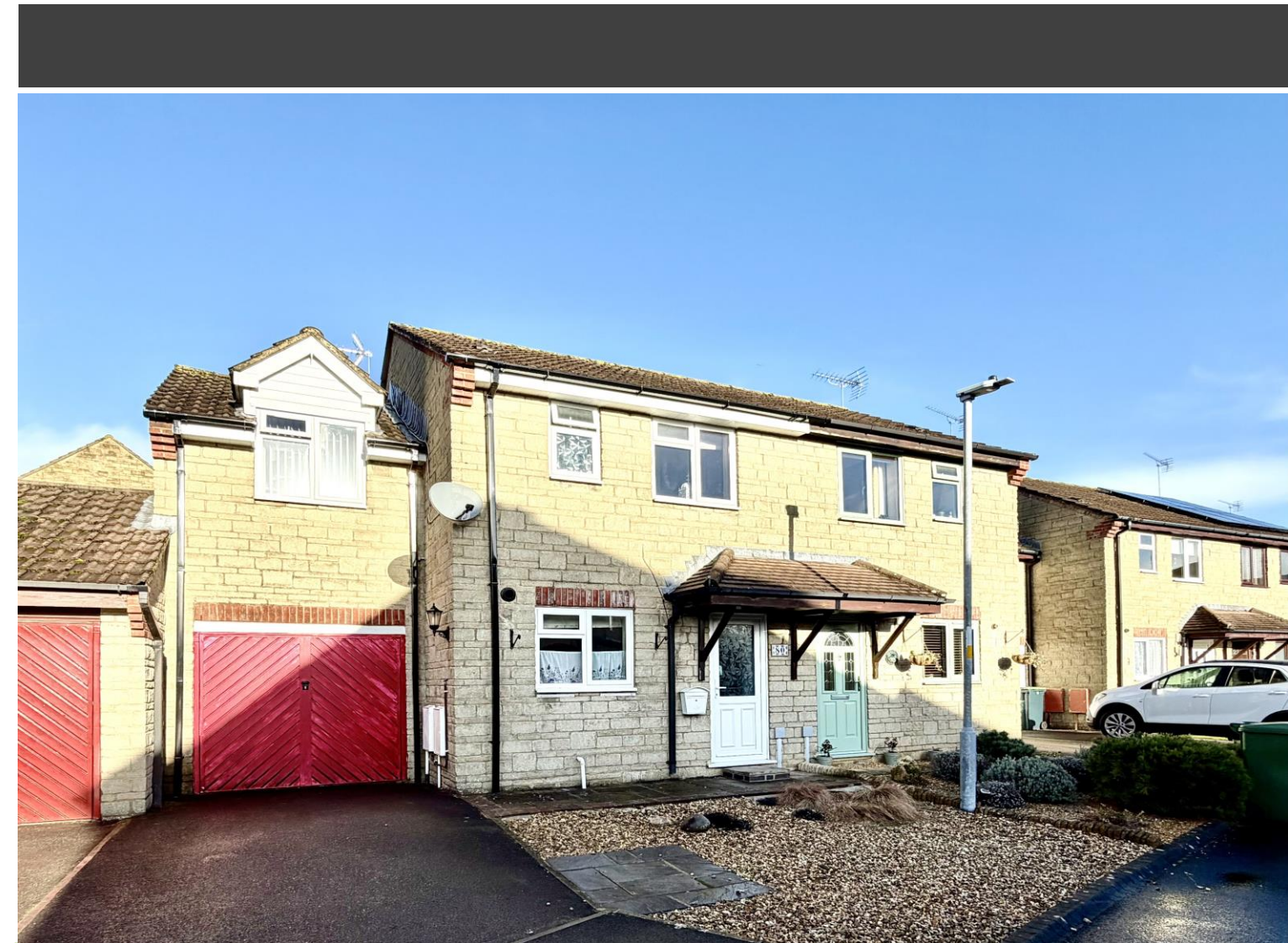
SN11 0BS

01249 822555

sales@charlesfaye.co.uk

lettings@charlesfaye.co.uk

www.charlesfaye.co.uk



80 Duncan Street
Calne, SN11 9QB

£277,000

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

charles faye
sales and lettings

80 Duncan Street, Calne

A wonderful family home set in a popular residential neighborhood, located just off the sought-after Lansdowne Park area close to schooling and local amenities. This three-bedroom semi detached offers a spacious and well planned living environment benefiting from a modern refitted kitchen and a separate living room provides a cozy retreat with the large conservatory which overlooks the rear garden. Upstairs, there are three well-proportioned double bedrooms, ideal for families or professionals, and the family bathroom completes the upstairs. The property also features driveway parking and a single garage, ensuring ample space for vehicles and storage. The enclosed rear garden provides a private outdoor area perfect for entertaining, gardening, or relaxing.

- **Semi Detached House**
- **Large Conservatory**
- **Good Sized Private Rear Garden**
- **Single Garage**
- **Popular Location**
- **Three Double Bedrooms**
- **Driveway Parking**
- **Close To Local Amenities & Schools**

PROPERTY FRONT

Block paving leading to entrance door.

ENTRANCE HALLWAY

Doors to kitchen and living room, radiator.

KITCHEN 9' 5" x 8' 11" (2.87m x 2.72m)

Upvc double glazed window to front, fitted with a range of wall and base cabinets with work surface over, composite sink unit with mixer tap over, tiled splash backs, built in double oven, four ring gas hob with cooker hood over, space and plumbing for washing machine and dishwasher, space for fridge and freezer, wall mounted boiler, laminate flooring.

LIVING ROOM 13' 8" x 12' 8" (4.16m x 3.86m)

Stairs rising to first floor, open plan through to conservatory, radiator.

CONSERVATORY 10' 9" x 9' 4" (3.27m x 2.84m)



Upvc construction with French patio doors leading out to the garden, tiled flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Doors to bedrooms, family bathroom and storage cupboard.

BEDROOM ONE 11' 7" x 9' 5" (3.53m x 2.87m)

Upvc double glazed window to front, loft access, useful recess area ideal space for wardrobe, radiator.

BEDROOM TWO 16' 0" x 8' 3" (4.87m x 2.51m)

Upvc double glazed window to rear, radiator.

BEDROOM THREE 11' 9" x 6' 7" (3.58m x 2.01m)

Upvc double glazed window to front, radiator, laminate flooring.



FAMILY BATHROOM 6' 3" x 6' 0" (1.90m x 1.83m)

Upvc double glazed obscure window to the front, modern fitted suite comprising close coupled hidden cistern w.c., vanity wash hand basin, panelled bath with shower over, shower screen, tiled surrounds, radiator, vinyl flooring.

EXTERNALLY

FRONT GARDEN

Laid to gravel.

DRIVEWAY PARKING

There is driveway parking to the front of the garage.

SINGLE GARAGE 16' 1" x 8' 5" (4.90m x 2.56m)



Up and over door, power and light, personal door to garden.

REAR GARDEN

Filled with mature planting and divided into areas to include seating and entertaining areas, including a large paved patio to the rear, a level lawn area and a summerhouse. A pretty plant covered pergola sits over the substantial fishpond, personal door to garage.

