





Abberd Way, Calne SN11 8BD

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Welcome to

Abberd Way, Calne

Occupying a generous corner plot in a popular residential area of Calne, this three-bedroom end of terrace home offers superb potential for improvement. Requiring some updating, it provides the perfect opportunity to create a home of your own, with potential to extend, subject to permissions.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Entrance to the property is via a door to the front aspect opening into a useful entrance porch. Benefiting from two windows which allow for plenty of natural light and featuring tiled flooring, the porch provides an attractive welcome and leads through to the entrance hall.

Entrance Hall

A welcoming entrance hall providing access to the living room, dining room, and stairs rising to the first floor. Offering a practical central reception space, it creates an ideal introduction to the accommodation and connects the principal ground floor rooms.

Living Room

A generous and well-proportioned reception room featuring a brick-built fireplace with fitted shelving to either side, creating an attractive focal point to the space. A window to the front aspect provides plenty of natural light, while a radiator ensures comfort throughout the year.

Dining Room

A spacious dual-aspect dining room enjoying windows to both the front and side aspects, allowing for an abundance of natural light. Offering ample space for a dining table and chairs, it provides an ideal setting for family meals and entertaining. The room is further complemented by a radiator.

Kitchen

Fitted with a range of wall and base units with work surfaces over and incorporating a stainless-steel sink and drainer with mixer tap. There is space for a freestanding cooker, plumbing for a washing machine, and additional under-counter appliance space. A window to the rear aspect provides natural light, while a useful storage cupboard offers further practicality.









Rear Hall
Located off the kitchen, the rear hall provides access to the bathroom and separate WC. A glazed door opens directly onto the rear garden, allowing for plenty of natural light and convenient access to the outside space.

Bathroom
A family bathroom comprising a low-level WC, wash hand basin with tiled splashbacks, bath, and separate shower cubicle. An obscure window to the side aspect provides natural light and privacy, while tiled flooring and a radiator complete the room.

W.C
Fitted with a low-level WC and benefiting from an obscure window to the rear aspect, providing natural light whilst maintaining privacy. A practical addition to the accommodation, ideal for family living.

Landing
Stairs rise from the entrance hall to the first-floor landing, which provides access to all three bedrooms. A window to the rear aspect allows for natural light, creating a bright and welcoming space.

Bedroom One
A generous double bedroom enjoying a window to the front aspect, allowing for plenty of natural light. The room offers ample space for a range of bedroom furniture, making it a comfortable and versatile principal bedroom.

Bedroom Two
Another good-sized bedroom featuring a window to the front aspect, allowing for plenty of natural light. The room benefits from a useful built-in storage cupboard and offers ample space for a range of bedroom furniture.

Bedroom Three
Situated to the rear of the property, this well-proportioned bedroom enjoys a pleasant outlook over the rear garden through a window to the rear aspect. The room benefits from a cupboard housing the boiler, as well as an additional storage cupboard, providing useful built-in storage space.

Gardens
The gardens are a particular feature of the property, occupying a generous corner plot and wrapping around the home. To the front, a low-level brick wall encloses the garden, with gated access and a pathway leading to the entrance door.

The rear garden offers a wonderful outdoor space, beginning with a large patio area ideal for al fresco dining, entertaining guests, or simply relaxing with a drink during the warmer months. Beyond this lies an extensive lawn, providing plenty of room for children to play and keen gardeners to enjoy. The garden is well established with a variety of mature shrubs and trees, alongside greenhouses and space for vegetable plots, making it a true gardener's delight. Combining practicality, privacy, and potential, this impressive garden is a standout feature of the property.

Parking
The property benefits from driveway parking, accessed via double gates, providing secure and convenient off-road parking. The generous plot offers ample space for multiple vehicles, adding to the practicality and appeal of this family home.

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."

Welcome to

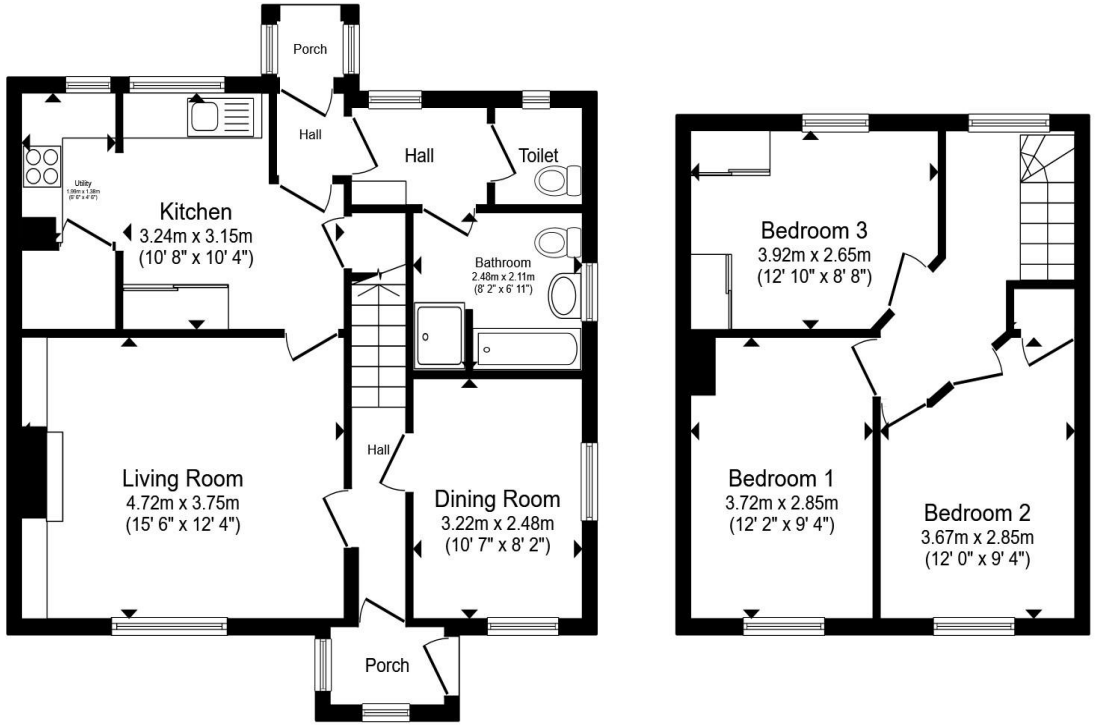
Abberd Way, Calne

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- Three Bed End of Terrace
- Generous Corner Plot with Excellent Potential

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

guide price

£200,000



Total floor area 112.1 m² (1,207 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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The Property Ombudsman

Property Ref:
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allen & harris

01249 814681

calne@allenandharris.co.uk

17 High Street, CALNE, Wiltshire, SN11 0BS

allenandharris.co.uk

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.