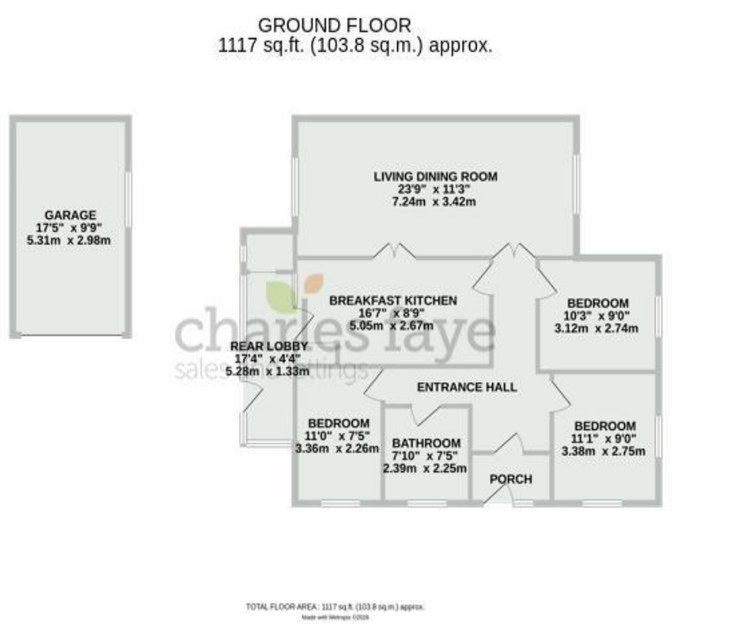
DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and proceed straight across at the roundabout into North Street. Take the first turning on the right into Bryans Close Road and continue along this road which leads into Hungerford Road. Take the 2nd turning on the right into Warren Crescent and property can be found a little way along on the left hand side.





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.

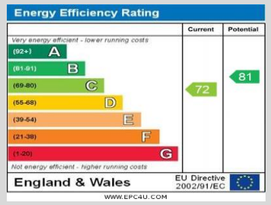
FINANCIAL ADVICE

Free independent financial advice is available. Please call us for more information.

COUNCIL TAX BAND

The council tax band for this property is band **D**

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



7 Warren Crescent

Calne, SN11 9BL

£320,000

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

charles faye
sales and lettings

7 Warren Crescent, Calne

CHAIN FREE! A delightful three-bedroom bungalow offering spacious and well-presented accommodation, situated in a highly sought-after residential area and benefits from a luxurious refitted shower room and a new roof. The property enjoys attractive gardens to the front, side, and rear with areas for cultivation, recreation and relaxation, along with ample driveway parking and a detached single garage with power and lighting. Internally, the accommodation comprises three well-proportioned bedrooms, a large fitted kitchen breakfast room, a refitted modern shower room, and an impressively spacious living dining room, ideal for both relaxing and entertaining. An internal viewing is highly recommended to fully appreciate what this property has to offer.

- **Semi Detached Bungalow**
- **Close To Local Amenities**
- **Three Bedrooms**
- **Gardens To Front, Side And Rear.**
- **Popular Residential Location**
- **Good Size Living Dining Room**
- **Modern Refitted Shower Room**
- **Driveway Parking**

PROPERTY FRONT
Pathway leading to entrance door.

ENTRANCE PORCH 4' 5'' x 4' 1'' (1.35m x 1.24m)
Upvc double glazed window to the front, vinyl flooring, glazed door to entrance hall.

ENTRANCE HALLWAY
Loft access, doors to bedrooms, shower room, breakfast kitchen and living dining room, radiator, vinyl flooring.

BREAKFAST KITCHEN 16' 7'' x 8' 10'' (5.05m x 2.69m)
Upvc double glazed window to the side, fitted kitchen to include a range of wall and base units with work surfaces over, stainless steel sink, tiled splash backs, space for free standing electric cooker, space and plumbing for dishwasher, space for fridge freezer, wall mounted central heating boiler, loft access, radiator, vinyl flooring, door to living dining room, upvc double glazed door to rear lobby.





LIVING DINING ROOM 21' 8'' x 11' 2'' (6.60m x 3.40m)
Two upvc double glazed dual aspect windows overlooking the gardens, decorative open fireplace, two radiators, doors to kitchen breakfast room, vinyl flooring.

REAR LOBBY 17' 0'' x 4' 4'' (5.18m x 1.32m)
Upvc construction with double glazed windows overlooking the garden, opening to storage area with window and plumbing and waste to reinstate a w.c., space and plumbing for washing machine, upvc double glazed door to rear garden, vinyl flooring.

BEDROOM ONE 11' 1'' x 9' 0'' (3.38m x 2.74m)
Two upvc double glazed windows to the side and front, free standing wardrobe, radiator, vinyl flooring.

BEDROOM TWO 10' 3'' x 9' 0'' (3.12m x 2.74m)
Upvc double glazed window to side, free standing wardrobe, radiator, vinyl flooring.



BEDROOM THREE 11' 0'' x 7' 5'' (3.35m x 2.26m)
Upvc double glazed window to front, free standing wardrobe, radiator, vinyl flooring.

SHOWER ROOM 7' 10'' x 7' 5'' (2.39m x 2.26m)
Upvc double glazed window to front, fully tiled refitted modern shower room to include close coupled w.c.,, pedestal wash hand basin, large walk in shower cubicle, airing cupboard, space and plumbing for washing machine, heated towel rail, tiled flooring.





EXTERNALLY

FRONT AND SIDE GARDEN
Wrapping around the property they are enclosed by hedging and laid mostly to lawn.

DRIVEWAY PARKING
There is graveled driveway parking for 2 / 3 cars to the front of the garage

SINGLE GARAGE 17' 5'' x 9' 10'' (5.30m x 2.99m)
Up and over door, upvc double glazed window to the side, power and light.

REAR GARDEN
A secluded fully enclose area laid to gravel, gated access to driveway.



