

DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and then bear right at the roundabout on to Oxford Road. Continue over the next roundabout and take the second turning on the right in to Abberd Way. Take the second turning on the right in to The Knapp and Fitzmaurice Square can be found a little way along on the right 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.



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.

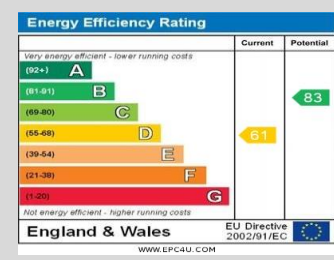
FINANCIAL ADVICE

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

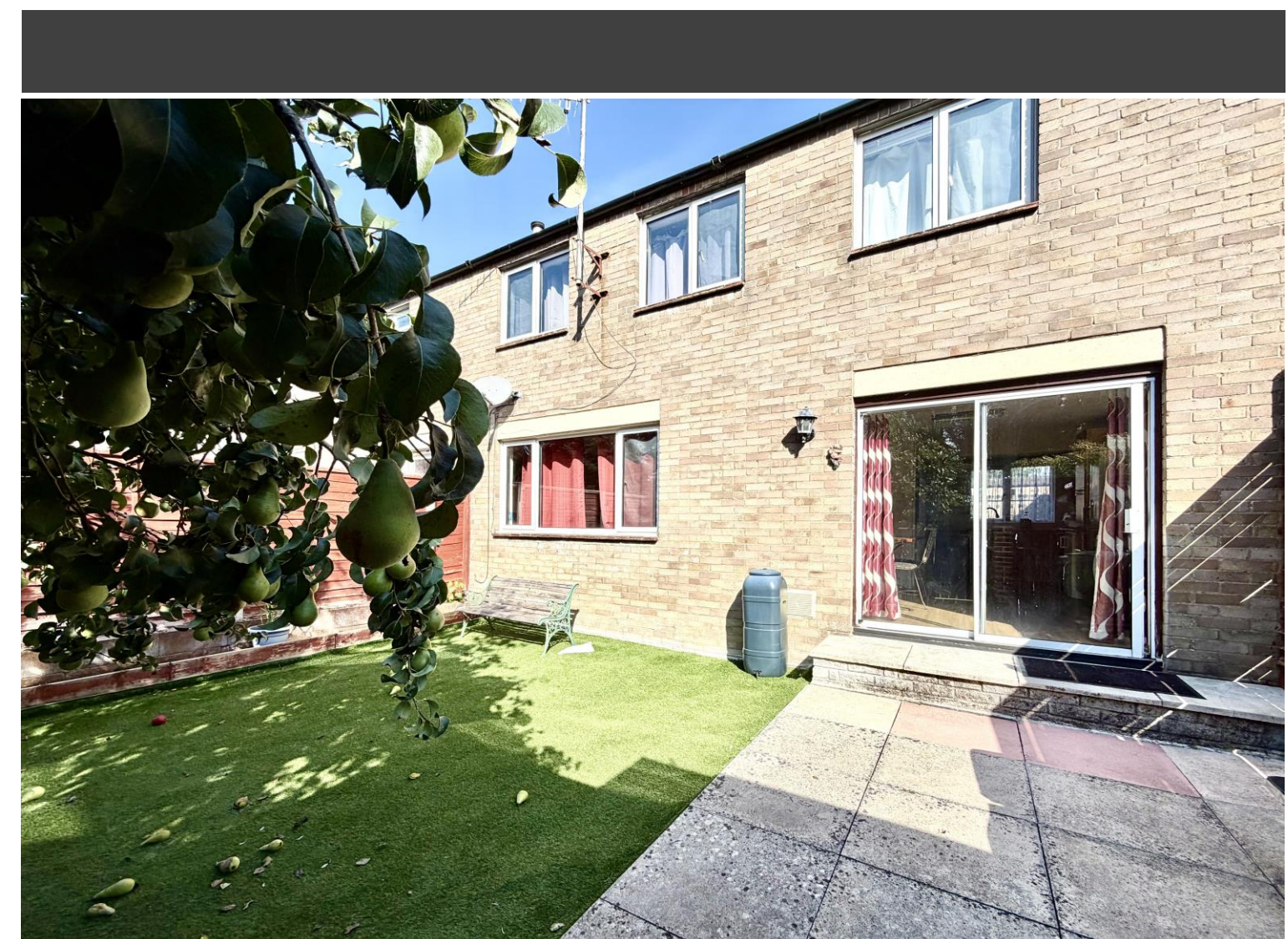
COUNCIL TAX BAND

The council tax band for this property is band A

PROPERTY RATING



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11 Fitzmaurice Square
Calne, SN11 8NL
£190,000

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



11 Fitzmaurice Square, Calne

CHAIN FREE! This two / three bedroom terraced property is situated close to the town centre and it's amenities and has open views to the rear. The home does require some cosmetic updating and offers wonderful family accommodation with a good size dining kitchen, generous living room, front porch, hallway and ample storage to the ground and first floor. Upstairs there are three bedrooms originally built as a two bedroom property but bedroom two has been split into two rooms, a shower room and separate cloakroom. Externally the rear garden enjoys a good deal of privacy with gated access to open space behind and is fully enclosed with a private patio area and is landscaped for low maintenance. Early viewing advised!

- Terraced House
 - Close To The Town Centre
 - Good Size Living Room
 - Pretty Rear Garden
- Mature Residential Area
 - Dining Kitchen
 - 2/3 Bedrooms
 - Ample On Street Parking

PROPERTY FRONT

Pathway leading to entrance porch.

ENTRANCE PORCH 6' 3" x 2' 11" (1.90m x 0.89m)

Window to side, double doors to entrance hallway, laminate flooring.

ENTRANCE HALLWAY 15' 8" x 5' 6" (4.77m x 1.68m)

Stairs rising to first floor, storage cupboard, door to dining kitchen and living room, radiator, laminate flooring.

DINING KITCHEN 17' 9" x 10' 8" (5.41m x 3.25m)

Upvc double glazed window to front, fitted with wall and base units with work surface over, sink unit, tiled surrounds, free standing electric cooker, space and plumbing for washing machine, space for under counter freezer, space for fridge freezer, large storage cupboard, radiator, laminate flooring, double glazed sliding patio doors to rear garden.



LIVING ROOM 12' 3" x 11' 6" (3.73m x 3.50m)

Upvc double glazed window to rear, gas fire with surround, radiator, laminate flooring.

FIRST FLOOR ACCOMMODATION

LANDING 17' 3" x 2' 10" (5.25m x 0.86m)

Upvc double glazed window to front, doors to bedrooms, bathroom and cloakroom, large storage cupboard housing wall mounted boiler, laminate flooring.

BEDROOM ONE 11' 6" x 10' 0" (3.50m x 3.05m)

Upvc double glazed window to rear, storage cupboard, radiator.

BEDROOM TWO 11' 6" x 6' 2" (3.50m x 1.88m)

Upvc double glazed window to rear, storage cupboard, door to bedroom three, radiator.



BEDROOM THREE 11' 6" x 6' 6" (3.50m x 1.98m)

Upvc double glazed window to rear, radiator.

BATHROOM 5' 8" x 5' 6" (1.73m x 1.68m)

Upvc double glazed obscure window to front, fitted suite comprising wall mounted wash hand basin, panelled bath with mixer tap shower over, tiled surrounds, chrome towel rail, laminate flooring.

CLOAKROOM 5' 8" x 2' 3" (1.73m x 0.69m)

Upvc double glazed window to front, fitted suite comprising wall mounted wash hand basin, close coupled w.c., laminate flooring.



EXTERNALLY

REAR GARDEN

Fully enclosed with panel fencing, there is a patio area suitable for outside dining or entertaining and the remainder is laid with artificial turf and mature fruit trees. A brick built shed, gated access to open space to the rear.

