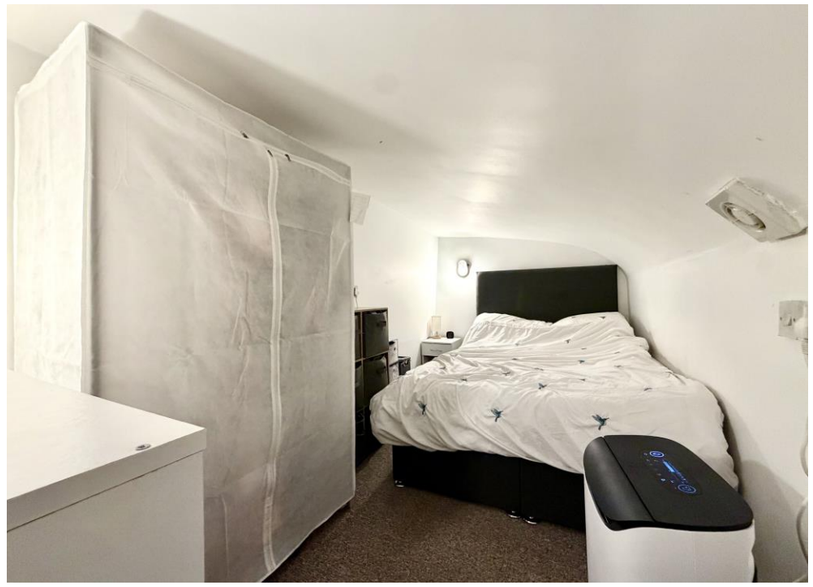
## DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear left at the roundabout on to the A4. Proceed along going through the set of traffic lights and bear left at the next roundabout in to New Road. go straight over next double round about and the property can be found a little way along on the left hand.






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.

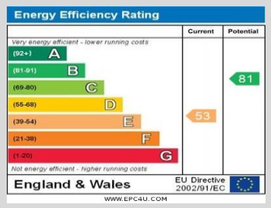
## FINANCIAL ADVICE

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

## COUNCIL TAX BAND

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

## PROPERTY RATING




Charles Faye Estate Agents
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Calne
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01249 822555
sales@charlesfaye.co.uk
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www.charlesfaye.co.uk



# 16 London Road

Calne, SN11 0AB

## £175,000

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

## 16 London Road, Calne

A deceptively spacious and characterful cottage offering versatile accommodation arranged over four floors. Retaining an abundance of charming period features, including exposed beams and feature walls, this delightful home combines traditional character with practical living space. The accommodation comprises a welcoming living room with wood-burning stove, a bespoke fitted kitchen, bathroom and access to a small private rear courtyard. To the first floor are two generously proportioned double bedrooms, with bedroom one providing access to a useful attic room. Further accommodation is provided by the cellar, which is currently utilized as an additional bedroom. An appealing period property offering flexible accommodation and plenty of charm.

- **Characterful Cottage Arranged Over Four Levels**
- **Exposed Beams And Walls**
- **Two Double Bedrooms**
- **Attic Room**
- **Within Walking To The Town**
- **Living Room With Wood Burning Stove**
- **Usable Cellar**
- **Courtyard Garden**

**PROPERTY FRONT**
Pathway leading to entrance door.

**LIVING ROOM** 11' 5'' x 11' 4'' (3.48m x 3.45m)
Upvc double glazed window to front, feature fireplace with wood burning stove, exposed beams, radiator, exposed stone walls and floor boards, wooden door to kitchen.

**KITCHEN** 12' 1'' x 7' 3'' (3.68m x 2.21m)
Upvc double glazed window to rear courtyard, bespoke fitted kitchen offering a range of wall and base cabinets with wooden worktops over, Belfast style sink with mixer tap, tiled surrounds, space for electric cooker, space for under counter fridge and freezer, opening to rear lobby, door with stairs leading to cellar, tiled flooring.

**REAR LOBBY**
Stairs rising to first floor, doors to courtyard garden and bathroom, radiator, tiled flooring.





**BATHROOM** 7' 6'' x 7' 3'' (2.28m x 2.21m)
Upvc double glazed obscure window to side, fitted suite comprising close coupled w.c., P shaped bath with shower over and glazed shower screen, vanity wash hand basin, cupboard housing central heating boiler, space & plumbing for automatic washing machine, chrome heated towel rail, tiled flooring.

**CELLAR** 11' 8'' x 6' 1'' (3.55m x 1.85m)
Access via stairs from kitchen, power & light, ventilation fan.



**FIRST FLOOR ACCOMMODATION**

**LANDING**
Doors to bedrooms.

**BEDROOM ONE** 13' 3'' x 11' 6'' (4.04m x 3.50m)
Upvc double glazed window to front, original corner fireplace, open stairs to attic room, radiator.

**BEDROOM TWO** 9' 6'' x 8' 7'' (2.89m x 2.61m)
Upvc double glazed window to rear, built in wardrobes, radiator.

**ATTIC ROOM** 12' 0'' x 11' 7'' (3.65m x 3.53m)
Velux style window to rear, exposed beams.









**EXTERNALLY**

**COURTYARD GARDEN**
To the rear of the property is a small courtyard offering a high degree of privacy.