



Quemerford, Calne SN11 8JU

Welcome to

Quemerford, Calne

- NO ONWARDS CHAIN
- South Side of Calne
- Character Features
- Countryside Views
- Utility Room

Tenure: Freehold EPC Rating: F

Council Tax Band: A

£180,000

Lounge

Window to front aspect with exposed beam above, wooden floor, open inglenook fireplace, electric heater, door to the front of the property, stairs to the first floor.

Kitchen

Window to rear aspect, electric heater, wall and base units, wooden square edge work surfaces, part tiled, laminate floor, Belfast sink, beautiful views overlooking fields.

Utility Room

Window to front aspect, wall unit, consumer unit, loft access, plumbing for a washing machine, door to the outbuilding.

Bathroom

Window to front aspect, WC, wash hand basin, free standing bath, extractor fan, lino floor.

Bedroom One

Large double bedroom, window to front aspect, electric heater, loft access, wooden floor.

Garden

Semi wrap-around garden, enclosed by fencing, outside tap, stepping stones, tree, flowerbed borders, shed, gate.

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."



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Property Ref:

CLN109998 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 **allen & harris**



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