

DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear left at the roundabout on to Curzon Street. Follow the road along passing through the set of traffic lights and then go straight across at the next roundabout into New Road. Proceed straight over at the double mini roundabout and take the first turning on the left into Shelburne Road. Follow the road along and around to the right where the property can be found a short distance 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.

THE GUILD PROPERTY PROFESSIONALS

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.

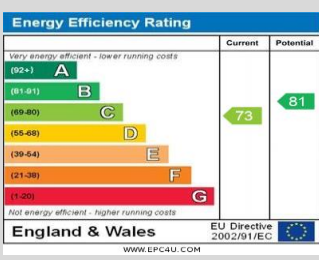
FINANCIAL ADVICE

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

COUNCIL TAX BAND

The council tax band for this property is band B

PROPERTY RATING



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45 Shelburne Road
Calne, SN11 8ER
£339,950

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



45 Shelburne Road, Calne

Situated away in a popular position within walking distance of the town centre, this beautifully presented terraced home effortlessly blends period charm with stylish modern living. Lovingly updated over the years, with partial exposed walls, it also benefits from a large cellar, multi fuel stove and a westerly facing landscaped private rear garden with a usable summerhouse. The ground floor features a stunning bespoke breakfast kitchen, a welcoming and characterful living dining room with a multi fuel stove, and a useful shower room. The first floor offers two generous double bedrooms and a beautiful refitted family bathroom with a roll top bath, while the third top-floor bedroom provides an extra room. The delightful rear garden includes a spacious patio, mature planting and gated access to the rear. A superb character home combining elegance with contemporary finishes, all within easy reach of the town's amenities.

- Three Bedroom Terraced Cottage
 - 12'6 x 11'9 Kitchen Breakfast Room
 - Sizable Cellar
 - Pretty Rear Garden
- Popular Location
 - 22'5 x 12'10 Living Dining Room
 - Bathroom And Shower Room
 - Summerhouse

PROPERTY FRONT

Pathway leading to entrance door.

ENTRANCE LOBBY

Wooden latch door to living dining room, tiled flooring.

LIVING DINING ROOM 22' 5" x 12' 10" (6.83m x 3.91m)

Upvc double glazed window to front, multi fuel stove with solid wood mantel over, wooden latch door to cellar, opening through to kitchen, stairs rising to first floor, radiator, original exposed floorboards.

KITCHEN BREAKFAST ROOM 12' 6" x 11' 9" (3.81m x 3.58m)

Upvc double glazed window to rear, roof light, re-fitted wall and base cabinets with work surfaces over, sink unit, space for range cooker, space and plumbing for washing machine, space for fridge freezer, radiator, tiled flooring, opening to rear lobby.



REAR LOBBY 4' 11" x 2' 9" (1.50m x 0.84m)

Wooden latch door to downstairs shower room, door to airing cupboard housing wall mounted boiler, half glazed door to rear, tiled flooring.

SHOWER ROOM 7' 4" x 6' 2" (2.23m x 1.88m)

Upvc double glazed obscure window to rear, fitted suite comprising close coupled w.c., wall mounted wash hand basin, refitted corner shower enclosure, tiled surrounds, radiator, tiled flooring.

CELLAR 22' 0" x 11' 9" (6.70m x 3.58m)

A useful area for storage, restricted head height

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING 12' 0" x 2' 10" (3.65m x 0.86m)

Doors to bedrooms one and two, family bathroom, stairs rising to second floor, small towel cupboard.



BEDROOM ONE 11' 10" x 10' 0" (3.60m x 3.05m)

Upvc double glazed window to front, built in wardrobes, exposed brick wall, radiator.

BEDROOM TWO 11' 9" x 7' 4" (3.58m x 2.23m)

Upvc double glazed window to rear, radiator.

FAMILY BATHROOM 12' 2" x 6' 9" (3.71m x 2.06m)

Upvc double glazed window to rear, refitted modern suite comprising close coupled w.c., pedestal wash hand basin, free standing roll top bath, radiator, painted original floorboards.



SECOND FLOOR ACCOMMODATION

SECOND FLOOR LANDING

Small landing with velux style window, door to bedroom three.

BEDROOM THREE 11' 0" x 8' 5" (3.35m x 2.56m)

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

EXTERNALLY

FRONT GARDEN

Laid to gravel with some planting.

REAR GARDEN

A secluded, westerly facing garden, beautifully maintained and thoughtfully landscaped, offering a wonderful private space to relax and enjoy the outdoors. The garden is predominantly laid to patio and gravel, complemented by an array of mature flowers, shrubs and established planting, creating a tranquil and attractive setting. A useful summerhouse provides versatile additional space, ideal for storage, a hobby area or simply somewhere to sit and unwind. There is also space for a garden shed, gated rear access, an outside electrical point and an outside tap, adding to the practicality and convenience of this delightful garden.

