



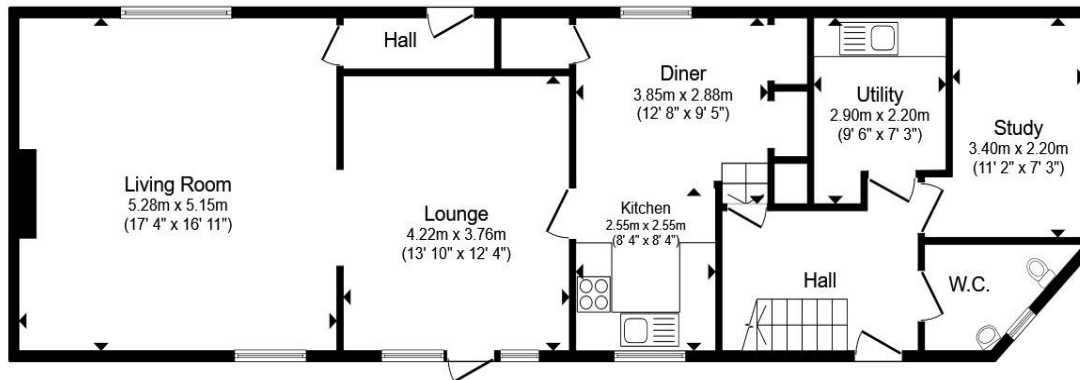
Castle Street, Calne SN11 0DX

Welcome to

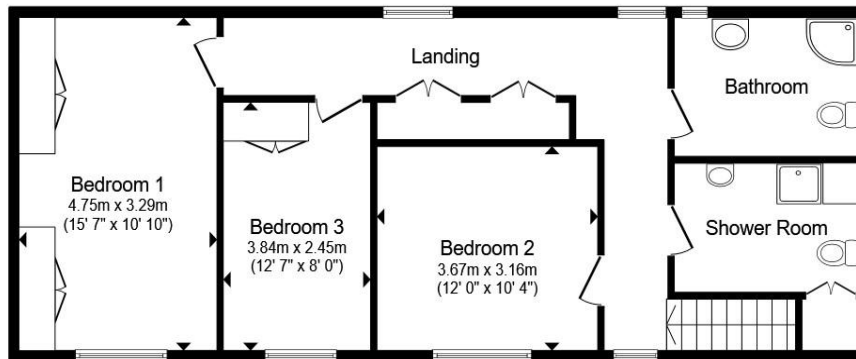
Castle Street, Calne

Combining period charm, generous and versatile accommodation, beautiful gardens and significant potential, this exceptional Grade II listed home presents a rare opportunity to acquire a character property in a highly desirable location close to the heart of Calne. Early viewing is a must!





Ground Floor



First Floor

Total floor area 161.6 m² (1,740 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Porch

Lounge

Dining Area

Kitchen

Rear Hall

Cloakroom

Study

Reception Room Three

Utility Room

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Shower Room

Rear Garden

Parking

Outbuilding

Agent Note

Welcome to

Castle Street, Calne

- No Onwards Chain
- Grade II listed, three-bedroom semi-detached home
- Deceptively spacious accommodation throughout
- Pretty cottage garden
- Driveway parking

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: F

offers in excess of

£550,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/CLN110012



Property Ref:
CLN110012 - 0003

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.

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