



The Gardens, Calne SN11 9BF

Welcome to

The Gardens, Calne

Offered with NO ONWARD CHAIN, this well-presented three-bedroom semi-detached home, features a modern kitchen, downstairs WC, spacious lounge/diner, master bedroom with en suite, family bathroom, off-road parking, and an enclosed rear garden. An internal viewing is highly recommended!

Entrance Hall

Door to the front of the property, stairs to the first floor, storage cupboard, laminate flooring.

Cloakroom

Obscured window to front aspect, WC and wash hand basin, tiled floor.

Kitchen

Wall and base units with rolled edge worksurfaces over and tiled splashbacks. Electric oven and gas hob, with stainless steel splashback and cooker hood over. Integrated dishwasher, space for a fridge freezer, plumbing for a washing machine. Window to front aspect, inset spotlights, central heating boiler, tiled floor.

Lounge/Diner

Two windows to rear aspect, French doors to the garden, understairs cupboard, laminate floor, log burner.

Landing

Loft access to a boarded loft with light.

Bedroom One

Window to front aspect, radiator, laminate flooring.

En Suite

Obscured window to front aspect, WC and wash hand basin, electric shower, radiator, tiled floor.

Bedroom Two

Window to rear aspect, radiator, laminate flooring.

Bedroom Three

Window to rear aspect, laminate flooring, built in wardrobe, radiator.

Bathroom

WC and wash hand basin, bath with mixer taps and shower off with a hand held and rainfall shower head. Radiator, tiled floor, extractor fan.

Parking

Two allocated parking spaces to the front.

Garden

Enclosed rear and side gardens, with gated access.

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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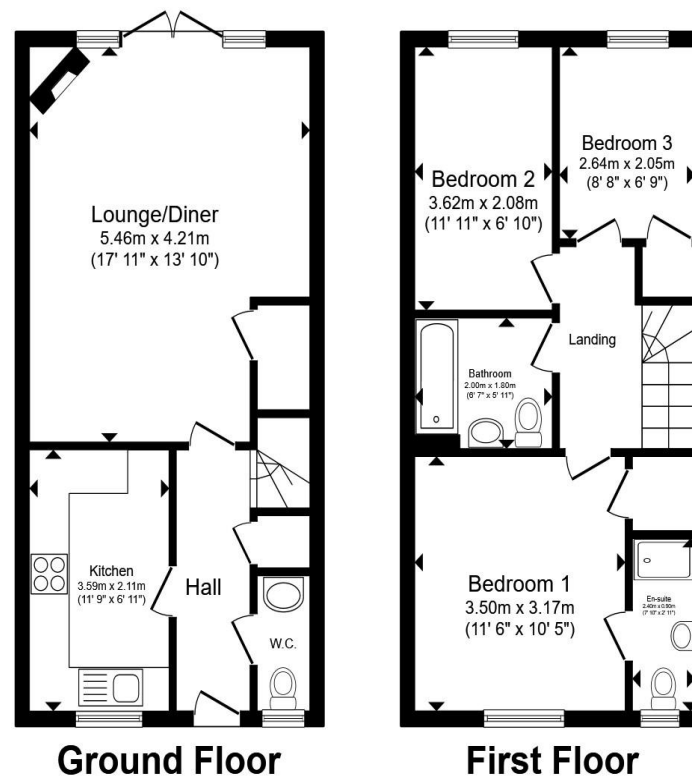
The Gardens, Calne

- No Onwards Chain
- Semi-detached home, in a popular cul de sac location
- Kitchen, and lounge / diner
- Three bedrooms, en suite to the master, and family bathroom
- Allocated parking, and enclosed rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£280,000



Total floor area 77.2 m² (831 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

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Property Ref:
CLN110037 - 0003

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