



New Road, Calne SN11 0JQ

Welcome to New Road, Calne

- Attic Room with Exposed Beams
- Eaves Storage
- Two Reception Rooms with Open Fireplaces
- Period Features
- Flexible Accommodation over Three Floors

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£175,000

Entrance Hall

Door to the front of the property, wooden floor.

Lounge

Wooden floor, open inglenook fireplace, consumer unit, floor vents, window to front aspect, door to the dining room, radiator.

Dining Room

Wooden floor, radiator, open fireplace, double doors to the courtyard garden, door to the kitchen, door to the staircase leading to the first floor, understairs cupboard.

Kitchen

Tiled floor, wall and base units, window to side aspect, part tiled, Belfast sink, space for an oven, space for a fridge freezer, door to the bathroom.

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:
CLN110043 - 0005

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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