

DIRECTIONS TO THE PROPERTY



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.

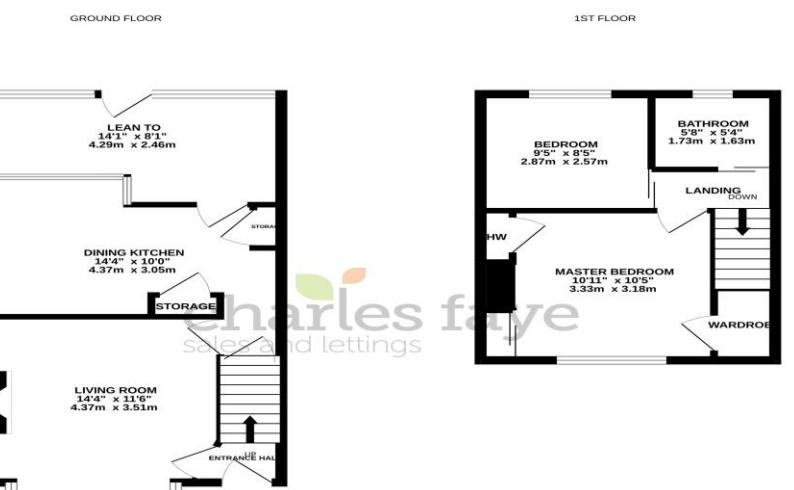
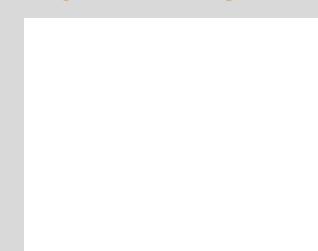
FINANCIAL ADVICE

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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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.

[VIEW ONLINE](#)



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**29 Bryans Close Road
Calne, SN11 9AB**

£160,000

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


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29 Bryans Close Road, Calne

CHAIN FREE! A two bedroom terraced home placed in a mature residential area and in need of some cosmetic updating. The property benefits from being within level walking distance of the town centre and its amenities and comprises of an entrance lobby, living room, a dining kitchen, two bedrooms and a bathroom. To the rear of the property is a good size garden and there is a garage to the rear of the property and parking. This property has great potential and is a must see property.

- In Need Of Updating
- Dining Kitchen
- Good Size Rear Garden
- Parking

- Two Bedrooms
- Close To The Town Centre
- Garage
- CHAIN FREE

PROPERTY FRONT

Pathway leading to entrance door.

ENTRANCE LOBBY

Stairs rising, door to living room, original floorboards.

LIVING ROOM 14' 4" x 11' 6" (4.37m x 3.50m)

Upvc double glazed bay window to front, stone built fireplace with inset gas fire, door to dining kitchen, original floorboards.



DINING KITCHEN 14' 4" x 10' 0" (4.37m x 3.05m)

Bay window to rear, sink unit, three shelved storage cupboards, door to lean to.

LEAN TO

Windows and door to rear.



EXTERNALLY

FRONT GARDEN

Enclosed by small wall, laid to grass, gated access.

REAR GARDEN

A sizable garden enclosed by panel fencing, access to garage at rear.

GARAGE

Ideal for storage.



FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING

Glazed loft hatch, wall mounted night storage heater, doors to bedrooms and bathroom.

BEDROOM ONE

Upvc double glazed window to front, airing cupboard housing water tank, large wardrobe, shelved storage cupboard, original floorboards.

BEDROOM TWO 9' 5" x 8' 5" (2.87m x 2.56m)

Window to rear, original floorboards.

BATHROOM 5' 8" x 5' 4" (1.73m x 1.62m)

Window to rear, fitted suite including close coupled w.c., pedestal wash hand basin, panelled bath, tiled surrounds.