

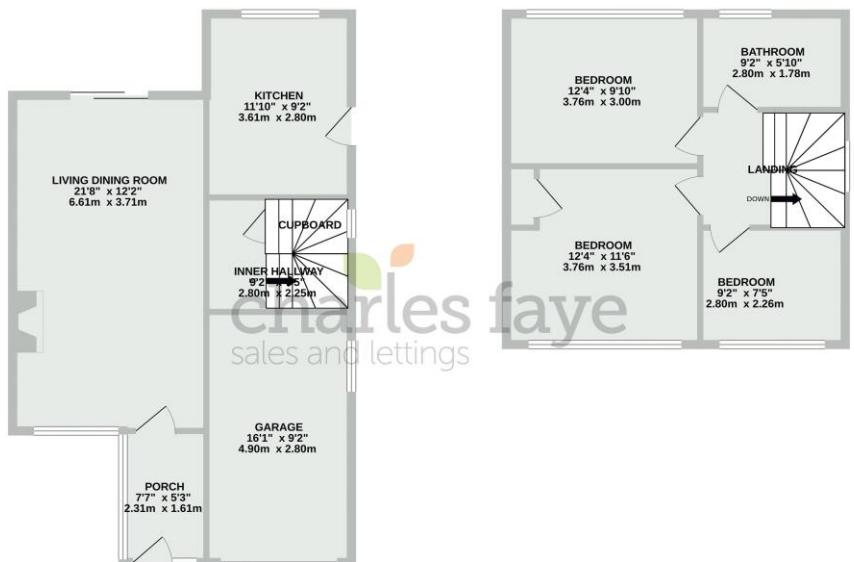
## DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear left again at the roundabout on to the A4. Continue along passing through the set of traffic lights and go straight across at the roundabout in to New Road. At the double mini roundabout go straight over heading towards Marlborough. After approximately 1.5 miles you will pass The Talbot public house on the left. Take the next turning on the right in to Stockley lane and then the third turning on the right in to The Rise where the property can be found a short distance along on the left hand side.



GROUND FLOOR  
631 sq.ft. (58.6 sq.m.) approx.

1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1080 sq.ft. (101.2 sq.m.) approx.  
Made with Measured 2020

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.



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## 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 C

### PROPERTY RATING



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7 The Rise  
Calne, SN11 0LQ

**£280,000**

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

  
**charles faye**  
sales and lettings

## 7 The Rise, Calne

This delightful semi detached home is set on a generous plot with a wonderful south facing mature garden, ample driveway parking to the front and is placed within a sought after development to the South of the town. The well planned property is in need of some cosmetic updating but offers huge potential. The accommodation on offer includes a porch leading to the good size living dining room which then leads to the kitchen overlooking the garden. The inner hallway has the stairs rising to the first floor and a door to the garage. The landing has access to the three bedrooms two of which are excellent doubles and a large single bedroom, all complemented by the family bathroom. The gardens have been lovingly tended over the years with the mature rear garden having an abundance of flowers, shrubs and trees and offers many possibilities. To the front there is ample driveway parking and a single garage.

- Three Bedroom Semi Detached
- Potential To Extend
- 21'8 X 12'2 Living Dining Room
- Driveway Parking For Several Vehicles
- Popular Location To The South Of The Town
- Some Cosmetic Updating Needed
- Lovely Mature Gardens

### PROPERTY FRONT

Pathway leading to entrance porch.

### ENTRANCE PORCH 7' 7" x 5' 3" (2.31m x 1.60m)

Upvc double glazed windows to front and side, storage cupboards, door to living dining room, tiled floor.

### LIVING DINING ROOM 21' 8" x 12' 2" (6.60m x 3.71m)

Upvc double glazed window to front, ceiling coving, open fireplace with tiled surround, two radiators, doors to kitchen, door and glazed panels to inner hallway, sliding patio doors to rear.

### KITCHEN 11' 10" x 9' 2" (3.60m x 2.79m)

Upvc double glazed window to rear, fitted with a range of wall and base cabinets with work surface over, stainless steel sink unit, tiled splash backs, free standing electric cooker, space and plumbing for washing machine, space for fridge/freezer, space for further appliance, wall mounted boiler, door to side.



### INNER HALLWAY 9' 2" x 7' 5" (2.79m x 2.26m)

Stairs rising to first floor, door to under stairs storage cupboard with window, door to garage.

### FIRST FLOOR ACCOMMODATION

#### BEDROOM ONE 12' 4" x 11' 6" (3.76m x 3.50m)

Upvc double glazed window to front, built in storage cupboard, radiator.

#### BEDROOM TWO 12' 4" x 9' 10" (3.76m x 2.99m)

Upvc double glazed window to rear, radiator.

#### BEDROOM THREE 9' 2" x 7' 5" (2.79m x 2.26m)

Upvc double glazed window to front, radiator.



### FAMILY BATHROOM 9' 2" x 5' 10" (2.79m x 1.78m)

Upvc double glazed window to rear, fitted suite comprising close coupled w.c., vanity wash hand basin, walk in shower cubicle, tiled surrounds, tiled surrounds, radiator, vinyl flooring.

### EXTERNALLY

### FRONT GARDEN

Mainly laid to lawn with mature hedging and shrubs with wide gated access to rear.

### DRIVEWAY PARKING

Driveway parking for several vehicles to the front of the property.



**SINGLE GARAGE** 16' 1" x 9' 2" (4.90m x 2.79m)  
Up and over door, power and light, window to side, personal door to inner hallway.

### REAR GARDEN

The delightful south facing rear garden is a wonderful addition to this property and offers a great deal of space and opportunity. There is a gravel patio area suitable for outside entertaining, a lawn surrounded with mature borders filled with an abundance of flowers, shrubs and trees, and the top garden has a garden shed and area for storage. There is an outside tap and gated side access to front

