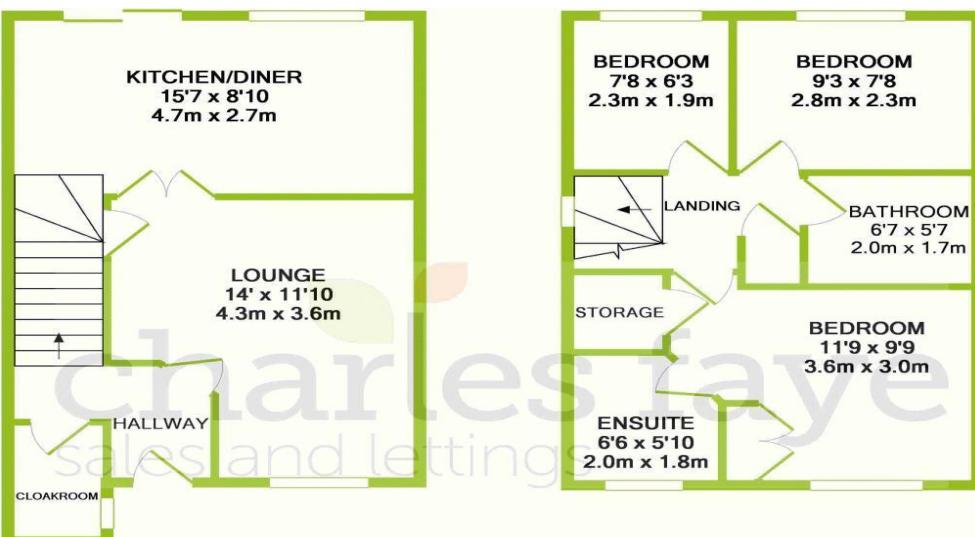


## DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear right at the roundabout on to Curzon Street. Proceed along this road passing St Margarets School on the right and take the next turning on the right in to Springfield Drive. Follow the road along and bear round to the right and left. Turn right just after the local green in to St Margarets Close. The property can be found on the right hand side.



GROUND FLOOR  
APPROX. FLOOR  
AREA 366 SQ.FT.  
(34.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 722 SQ.FT. (67.0 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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.



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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.

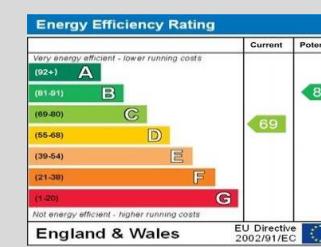
### FINANCIAL ADVICE

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



**38 St Margarets Close  
Calne, SN11 0UQ**

**£260,000**

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

**charles faye**  
sales and lettings

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lettings@charlesfaye.co.uk  
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## 38 St Margarets Close, Calne

CHAIN FREE! This wonderful property offers a wonderful refitted dining kitchen, lovely rear garden, is situated in a popular location and has excellent access to the town center and local schools. The well-proportioned layout includes the entrance hallway with guest cloakroom off, a spacious living room, and good size refitted dining kitchen with some integrated appliances overlooking the delightful rear garden. To the first floor there is the family bathroom and three bedrooms with bedroom one having the advantage of an en-suite shower room. Additional features include ample driveway parking, a single garage and a fully enclosed private rear garden perfect for enjoying outdoor space in privacy.

- **Modern Semi-Detached House**
- **Modern Dining Kitchen**
- **En-Suite to Bedroom One**
- **Driveway Parking**

- **Popular Lansdowne Park**
- **Three Bedrooms**
- **Delightful Rear Garden**
- **Single Garage**

### PROPERTY FRONT

Paved pathway leading to entrance door with canopy porch over and outside courtesy light.

### ENTRANCE HALLWAY

Radiator, stairs rising to first floor, panelled doors to living room and guest cloakroom.

### CLOAKROOM

Upvc double glazed window to side, fitted suite to include close coupled w.c., wall mounted wash hand basin, radiator, vinyl flooring.

### LIVING ROOM 14' 0" x 11' 10" (4.26m x 3.60m)

Upvc double glazed window to front, television and telephone point, under stairs storage cupboard, radiator, double doors leading through to dining kitchen.

### DINING KITCHEN 15' 6" x 8' 9" (4.72m x 2.66m)

Upvc double glazed window to rear, fitted with refitted matching wall and base units with work surface over,



stainless steel sink unit, upstands, built in double oven, four ring gas hob, extractor hood over, integrated washing machine and slimline dishwasher, space for fridge freezer, wall mounted boiler, radiator, vinyl flooring, double glazed sliding patio doors to garden.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Upvc double glazed window to side, loft access, airing cupboard, doors to bedrooms and family bathroom.

#### BEDROOM ONE 12' 1" x 9' 8" (3.68m x 2.94m)

Upvc double glazed window to front, built in wardrobe, built in cupboard, radiator, telephone point, door to en-suite.



#### EN-SUITE 5' 8" x 5' 2" (1.73m x 1.57m)

Upvc double glazed obscure window to front, fitted suite to include close coupled w.c., pedestal wash hand basin, tiled splash backs, tiled shower cubicle, radiator, vinyl flooring.

#### BEDROOM TWO 9' 2" x 7' 10" (2.79m x 2.39m)

Upvc double glazed window to rear, radiator, telephone point.

#### BEDROOM THREE 8' 10" x 6' 0" (2.69m x 1.83m)

Upvc double glazed window to rear, radiator, vinyl flooring.



### FAMILY BATHROOM 6' 4" x 6' 2" (1.93m x 1.88m)

Modern fitted suite to include close coupled w.c., pedestal wash hand basin, panelled bath, tiled surrounds, radiator, vinyl flooring.

### EXTERNALLY

#### FRONT GARDEN

Laid to lawn with perimeter hedging, flower borders.

#### DRIVEWAY PARKING & SINGLE GARAGE

Gravel driveway leading to a single garage with up and over door, power and light, eaves storage.

#### REAR GARDEN

A delightful garden which is fully enclosed with fence panels. There is a level lawn area with perimeter mature shrubs and trees, flower borders and a small paved patio area, gated side access and outside tap.

