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8 Riverside, Calne, Wiltshire, SN11 0LF

Offers Over £475,000



IN A NUTSHELL

 **3**
 **3**
 **2**

OVER 2000 SQ FOOT OF TOTAL SPACE!
POTENTIAL TO CONVERT LOFT SPACE
S.T.P.P.

A fantastic opportunity to purchase this stunning detached family home in Quemerford on the outer edge of Calne, which has been much improved by the current owners. Previously a four bed the current owners have configured to provide three large bedrooms but this could easily be configured back to a four bed if needed.

Step inside, you will find an inviting entrance porch leading through into the hallway. You have doors leading to the all-important double garage perfect for those car fanatics. Downstairs cloakroom, Large family lounge,

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		81	90
England, Scotland & Wales		EU Directive 2002/91/EC	



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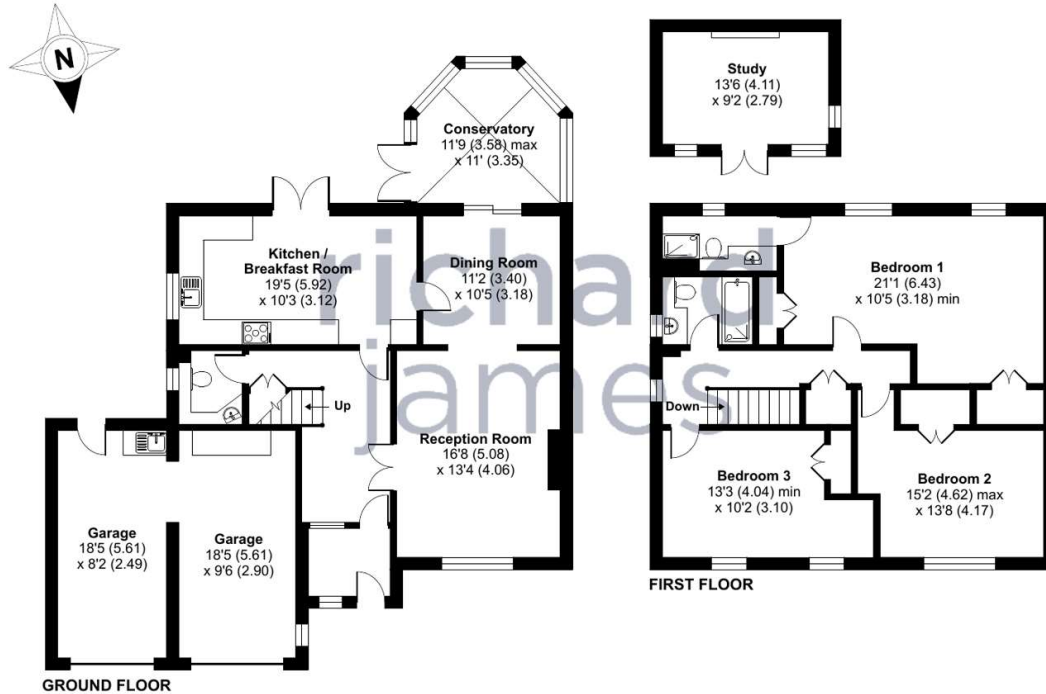
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EXCEPTIONAL SERVICE

Our team will guide you through the process of buying or selling your home. We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

-  Honest valuations in current market conditions
-  Dedicated sales progression team
-  Recommended financial advisors
-  5* service from valuation to completion
-  Award winning lettings service
-  Ahead of the game marketing strategies
-  Professional photography
-  Social media marketing
-  Top listings on Rightmove and Zoopla

Approximate Area = 2118 sq ft / 196.8 sq m (includes garage)
Outbuilding = 123 sq ft / 11.4 sq m
Total = 2241 sq ft / 208.2 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntxchem 2023. Produced for Richard James. REF: 1017661

Richard James & their clients give notice that:

1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

CALL US FOR A FREE VALUATION ON YOUR PROPERTY...

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