



Cavendish Close, Calne, SN11 8GX

guide price **£240,000**

**richard
james**



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Placed in a cul-de-sac in the recently built Regent Park development is this wonderful three-bedroom semi-detached home.

Internally, the first and second floors of the home include a family bathroom and three bedrooms. The ground floor features an entrance hall, cloakroom, and a lovely dual aspect living/dining/kitchen. Externally, there is an enclosed rear garden and a drive which will allow off-road parking for two vehicles.

Within a short walking distance from the home, there are multiple schools, open countryside walks and a Spar shop. bus route loops around Calne.

Further attributes include Gas central heating and double-glazing throughout.

Welcome Home...



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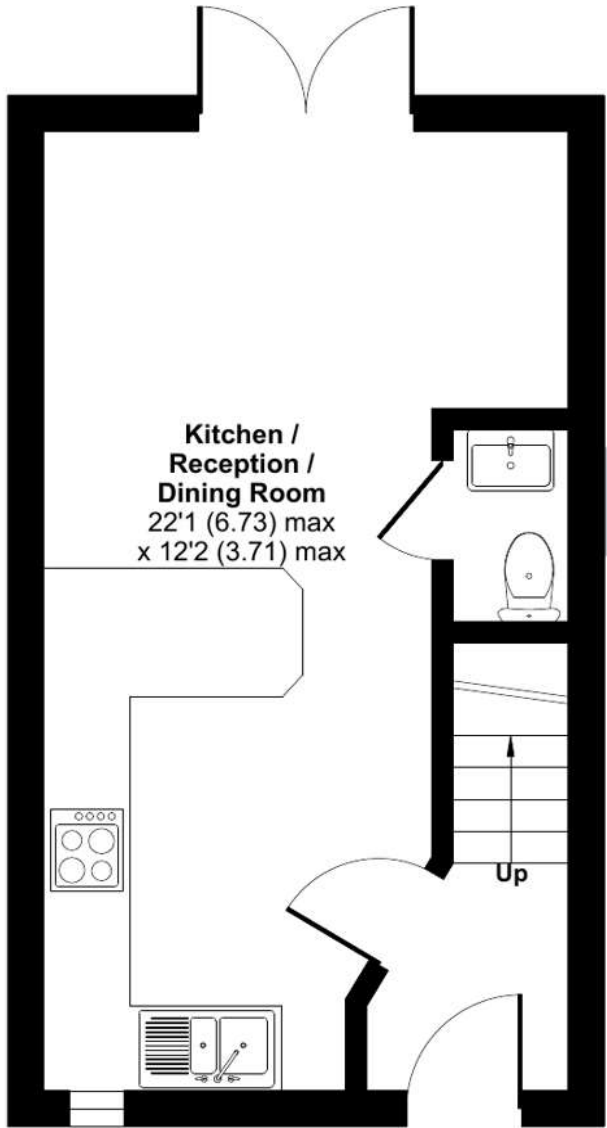
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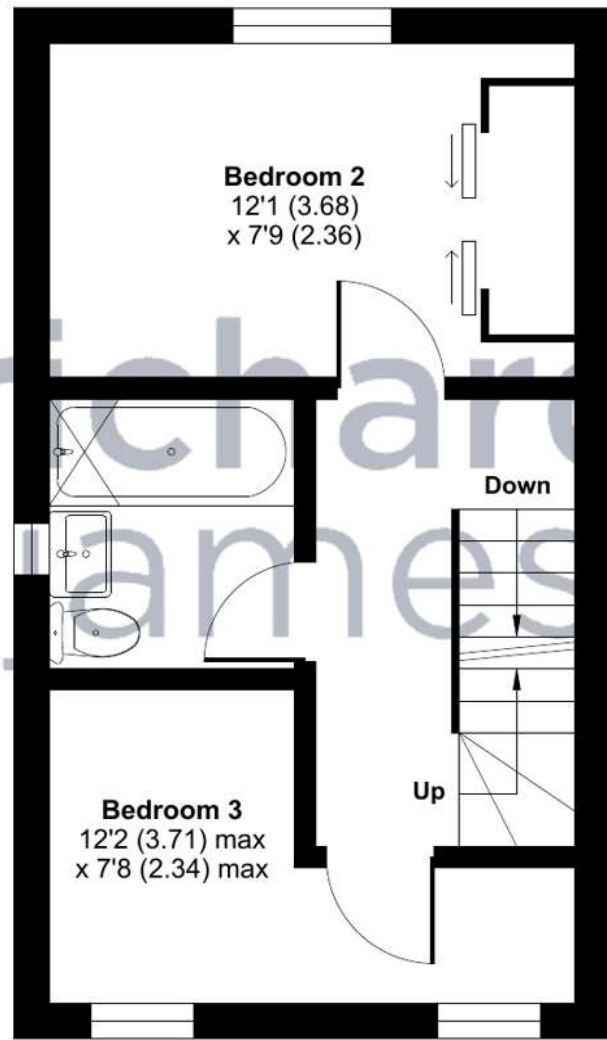
Approximate Area = 666 sq ft / 61.9 sq m
Limited Use Area(s) = 73 sq ft / 6.8 sq m
Total = 739 sq ft / 68.7 sq m

For identification only - Not to scale

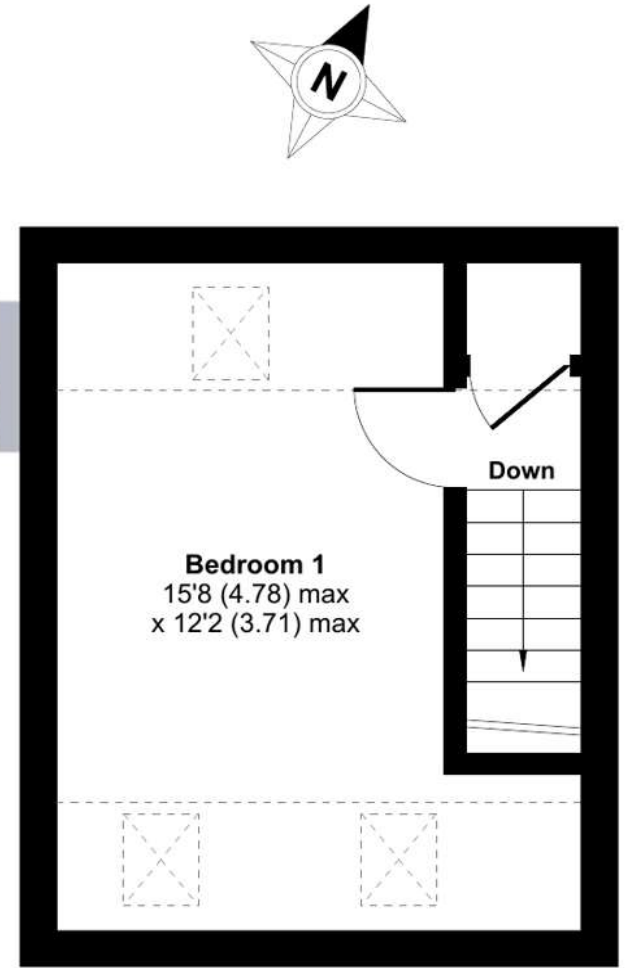
Denotes restricted head height



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

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