

for sale

£120,000



## Grouse Road Calne SN11 9RX

A first floor apartment comprising Entrance Hall, open plan Lounge/Diner and Kitchen, Two Bedrooms and Bathroom. Outside there is allocated parking for one vehicle. Situated in a convenient position for all local amenities.



# Grouse Road Calne SN11 9RX

## Description

A modern First Floor Apartment situated to the north of Calne Town Centre but within walking distance of the local primary school, medical centre, pharmacy, leisure centre and convenience store. Calne town centre offers a further range of amenities and also a new Tesco Superstore.

The property itself comprises Entrance Hall, open plan Lounge/Diner and Kitchen, Two Bedrooms and Bathroom. Outside there is allocated parking for one vehicle.



## Accommodation

### Communal Hall & Stairs

Door entry system. Stairs rising to the First Floor Landing. Private entrance door to the apartment.

### Entrance Hall

Access to the Bedrooms, Bathroom and the Lounge. Storage cupboard. Airing cupboard.

### Lounge/Diner/Kitchen

16' 4" max x 14' 3" max ( 4.98m max x 4.34m max )  
Dual aspect room with windows to the front and two windows to the rear. Electric wall heater.

### Kitchen Area

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated electric oven and hob with hood over. Plumbing for washing machine. Space for fridge/freezer

### Bedroom One

11' 5" x 7' 5" ( 3.48m x 2.26m )  
Window to front. Built in double wardrobe.

### Bedroom Two

7' 8" x 7' 4" ( 2.34m x 2.24m )  
Window to front.

### Bathroom

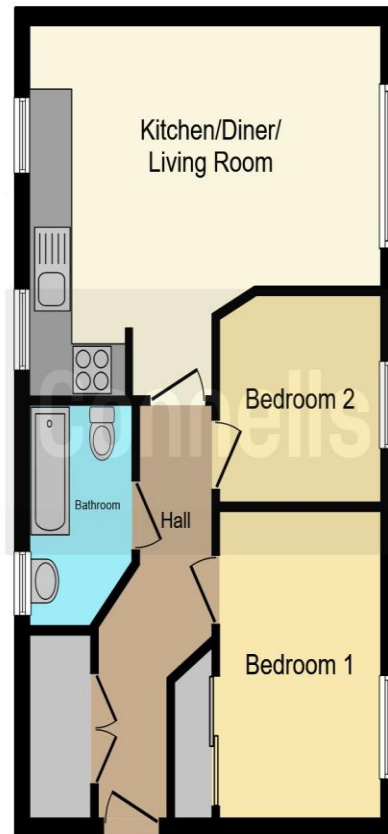
Suite comprises low level WC, pedestal wash hand basin and panelled bath with shower over. Light and shaver point. Dimplex fan heater. Heated towel rail.

## Outside

### Allocated Parking

For one vehicle.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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59 Market Place  
 CHIPPENHAM SN15 3HL

Property Ref: CHM305888 - 0008

**Tenure:** Leasehold

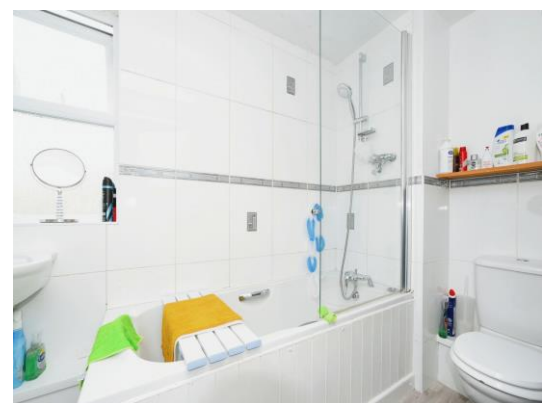
**EPC Rating:** D

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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