

for sale

offers in excess of **£180,000**



Hercules Road Calne SN11 8FR

A modern First Floor Apartment comprising Entrance Hall, Open plan Lounge/Diner/Kitchen, Two Bedrooms and Bathroom. Outside there is an allocated parking space. Viewing Recommended.



Hercules Road Calne SN11 8FR

Description

A modern First Floor Apartment situated in a convenient location for all local amenities and within easy reach of Calne Town Centre with its range of shops, bars and restaurants.

The property itself comprises Entrance Hall, open plan Lounge/Diner/Kitchen, Two Bedrooms and Bathroom. Outside there is an allocated parking space. Viewing Recommended.



Communal Entrance Hall

With stairs to the First Floor Apartment.

Entrance Hall

Entrance door to front. Window to side. Two built in cupboards. Doors to all rooms.

Lounge / Diner / Kitchen

23' 7" x 11' 4" (7.19m x 3.45m)

Square bay window to front. Window to side. TV point. Radiator.

Kitchen Area

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated eye level oven, integrated microwave, four ring gas hob, central heating boiler.

Bedroom One

10' 7" x 9' 5" (3.23m x 2.87m)

Window to front. TV point. Built in double wardrobe. Radiator.

Bedroom Two

10' 8" x 6' 3" (3.25m x 1.91m)

Window to front. Radiator.

Bathroom

Suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over. Heated towel rail. window to side.

Outside

Allocated parking.





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

To view this property please contact Connells on

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59 Market Place
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Property Ref: CHM306109 - 0003

Tenure: Leasehold

EPC Rating: B

view this property online connells.co.uk/Property/CHM306109

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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