

for sale

£175,000



Grouse Road CALNE SN11 9RX

Top floor apartment situated on the outskirts of Calne, perfect for investment or a first home this property has 2 bedrooms an Ensuite and a family bathroom, open plan living room kitchen and a car port. Viewing is a must.



Grouse Road CALNE SN11 9RX

Description

Spacious 2-Bedroom Top Floor Flat - Calne

Located in a quiet residential area of Calne, this well-maintained 2-bedroom top-floor flat offers bright, modern living with far-reaching views and excellent local amenities close by. Ideal for first-time buyers, investors, or those looking to downsize, this property combines comfort, convenience, and a great location.

Conveniently located within walking distance to local shops, schools, and Calne town centre, with good road links to Chippenham, Swindon, and the M4, this flat offers an excellent opportunity to enjoy easy, low-maintenance living in a well-connected Wiltshire town.



Accommodation

Hallway

Entrance door to front. Two storage cupboards. Doors to all rooms.

Lounge/Diner

23' 7" Max x 16' 9" Max (7.19m Max x 5.11m Max)

Two windows to front. Window to side. Open plan through to Kitchen area.

Kitchen Area

10' 4" Max x 9' 1" Max (3.15m Max x 2.77m Max)

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated cooker and hob with cooker hood over. Plumbing for washing machine. Appliance space.

Bedroom One

16' 9" Max x 10' 5" Max (5.11m Max x 3.17m Max)

Window to front. Built in wardrobe. Door to Ensuite.

Ensuite

Suite comprising low level WC, shower cubicle and pedestal wash hand basin.

Bedroom Two

11' 4" Max x 9' 2" Max (3.45m Max x 2.79m Max)

Window to front.

Bathroom

Suite comprising low level WC, wash hand basin and bath with mixer tap and shower attachment.

Outside

Carport





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: CHM306242 - 0003

Tenure: Leasehold

EPC Rating: D

view this property online connells.co.uk/Property/CHM306242

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.

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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