



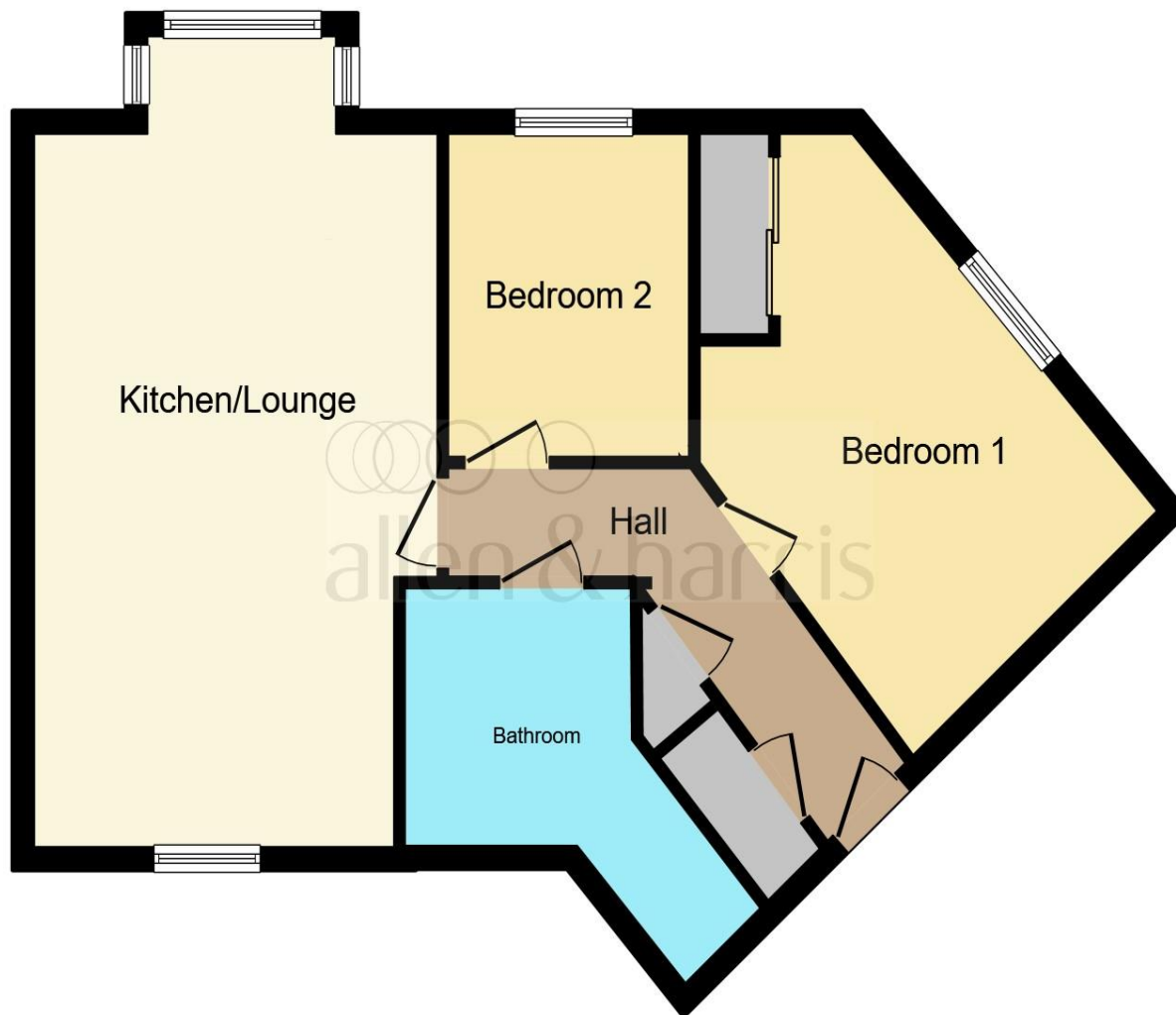
**Hercules Road, Calne SN11 8FR**

**welcome to**

**Hercules Road, Calne**

Conveniently located within a popular modern estate is this two double bedroom ground floor Redrow apartment with wonderful views out from the living room. The kitchen is well fitted with integrated appliances and is spacious enough to accommodate a dining table.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**Entrance Hall** Entrance in to this ground floor apartment is via the main entrance door leading to the front door and into the entrance hall which comprises : two storage cupboards, telephone entry system and doors leading to all rooms.

**Lounge** 23' 10" Max in to Bay x 11' 4" max ( 7.26m Max in to Bay x 3.45m max ) Wonderful open plan space with room for a dining table and plenty of living room furniture. The lounge area has a double glazed Bay window to the front aspect, television aerial point, telephone point and a radiator and open plan to the Kitchen.

**Kitchen Area** Fitted kitchen comprising a good range of wall and base units with work surfaces over and matching upstands, stainless steel one and a half bowl sink/drain. Electric oven and Smeg microwave oven over, gas hob with chimney style cooker hood over, plumbing for washing machine, integrated dishwasher and integrated fridge/freezer. Pull out pantry, central heating boiler and a radiator.

**Bedroom One** 16' 8" max x 11' 2" At widest point ( 5.08m max x 3.40m At widest point ) Spacious master bedroom with a double glazed window with a lovely outlook over the green to the front aspect. Two double built in wardrobes there is also a good amount of room for storage and space to accommodate a king size bed, television aerial point and a radiator.

**Bedroom Two** 11' 2" max x 6' 4" max ( 3.40m max x 1.93m max ) Good sized second bedroom with a double glazed window to the front aspect and a radiator.

**Bathroom** Family bathroom comprising a low level w/c, vanity wash hand basin, bath with mixer taps and shower over. Extractor fan, shaver point, part tiled walls, obscure double glazed window to the rear aspect and a chrome ladder style heated towel rail.

#### **Courtyard Parking**

Allocated parking within a courtyard setting to the rear of the building.

welcome to

## Hercules Road, Calne

- Ground floor modern apartment
- Two double bedrooms
- Parking in a courtyard setting
- Outlook overlooking a green
- Integrated kitchen appliances

Tenure: Leasehold EPC Rating: C

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.

**£145,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CLN108491 - 0006

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