



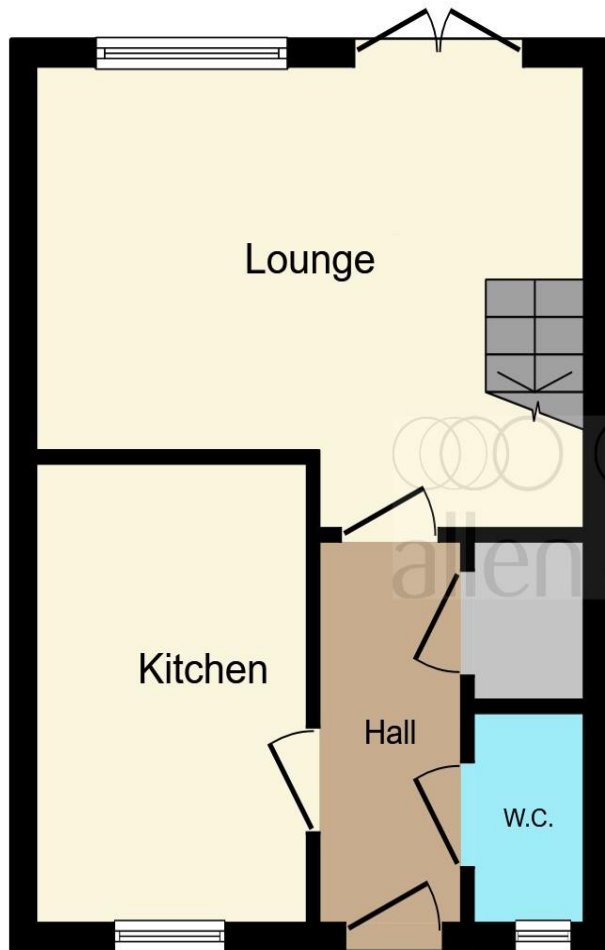
Anson Avenue, Calne SN11 8FU

welcome to

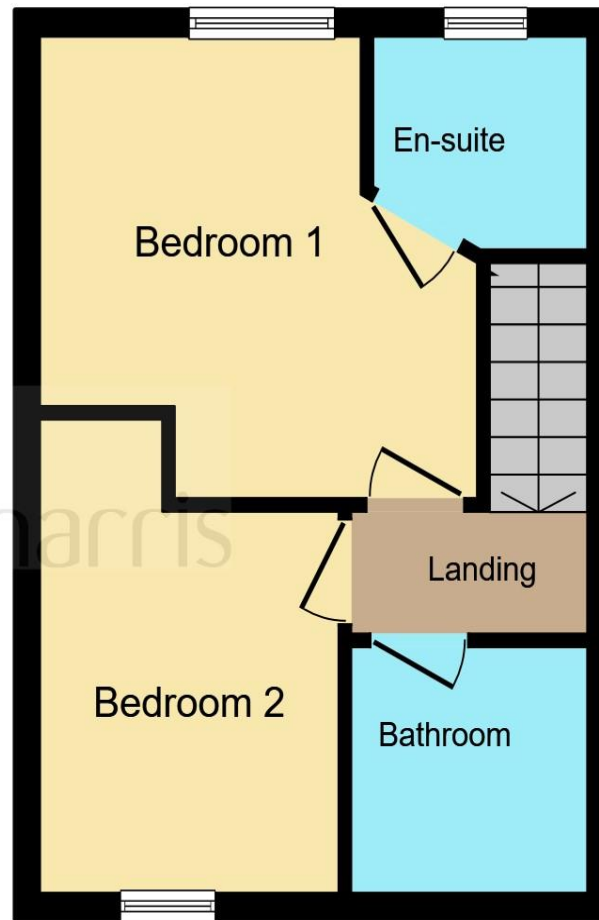
Anson Avenue, Calne

Calling all investors! A convenient two DOUBLE bedroom semi-detached house with PARKING FOR TWO CARS. Situated in a desirable and modern location and with the added bonus of EN-SUITE & CLOAKROOM.





Ground Floor



First Floor

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

Door to the front, radiator, and convenient under stairs cupboard.

Cloakroom

Window to front aspect, radiator, consumer unit, wood laminate floor. WC and wash hand basin.

Kitchen

9' 4" max x 7' 2" max (2.84m max x 2.18m max)

Window to front aspect, gas hob, plumbing for washing machine, cupboard containing a combi boiler, stainless steel cooker hood, and splash backs.

Lounge

14' 8" max x 11' 3" max (4.47m max x 3.43m max)

French doors leading to the garden, window to rear aspect, and radiator.

Bedroom One

11' 5" max x 11' 4" max (3.48m max x 3.45m max)

Window to side aspect, loft access, and radiator.

En Suite

Window to side aspect, shower, WC and wash hand basin, and radiator.

Bedroom Two

11' 8" max x 7' 9" max (3.56m max x 2.36m max)

Window to front aspect, and radiator.

Bathroom

Three piece shower suite, comprising; WC, wash hand basin, and bath. Window to front aspect, and radiator.

Rear Garden

Enclosed rear garden, shed, lawn, patio, rear access with path to the front.

Parking

Parking for two cars, gravel and a path.

Agents Notes

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

welcome to

Anson Avenue, Calne

- Tenant in Situ
- Lounge & Kitchen
- Two double bedrooms
- En suite & Family bathroom, plus downstairs WC
- Allocated parking

Tenure: Freehold EPC Rating: C

£240,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
CLN108560 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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