



Nuthatch Road, Calne SN11 9SH

welcome to

Nuthatch Road, Calne

A superb two-bedroom first floor apartment offered for sale in good decorative order. Situated on the popular Lansdowne Park development, the property boasts light accommodation throughout.





Entrance Hall

Entrance to this first floor apartment is via a personal door leading in to the hall which has access to all rooms, storage cupboard, two double glazed windows to the rear, entry phone, two electric heaters.

Lounge / Diner / Kitchen

17' 5" max x 13' max (5.31m max x 3.96m max)

A lovely light room with plenty of natural light from a Juliette balcony and two double glazed windows in the kitchen area. The kitchen is fitted with a good range of wall and base units with work surfaces over, stainless sink and a half bowl sink/drain, electric over and hob with a chimney style cooker extractor over, space for a fridge freezer and plumbing for a washing machine. The lounge/diner has plenty of space to take a dining table and sofas.

Bedroom One

11' 1" max x 9' 2" max (3.38m max x 2.79m max)

Spacious master bedroom with a double glazed window to the front and a electric heater. There is useful storage in the double fitted wardrobes.

Bedroom Two

9' 1" max x 7' 5" max (2.77m max x 2.26m max)

Double glazed window to the front and an electric heater, wood laminate flooring.

Bathroom

Fitted with a wash hand basin, w/c and a bath with mixer taps and shower over. There is also a obscured double glazed window to the rear, partly tiled walls and a heated towel rail.

Car Port

Under cover parking for one car located to the front within a courtyard setting.

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

welcome to

Nuthatch Road, Calne

- Two Bedrooms
- Car Port Parking
- First Floor Apartment
- Situated on the popular Lansdowne Park Estate
- Full of natural light

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/CLN108699](https://www.allenandharris.co.uk/Property/CLN108699)



Property Ref:
CLN108699 - 0008

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01249 814681



calne@allenandharris.co.uk



17 High Street, CALNE, Wiltshire, SN11 OBS



[allenandharris.co.uk](https://www.allenandharris.co.uk)