

Horsebrook, Calne SN11 8HG



welcome to

Horsebrook, Calne

2-bedroom top floor apartment situated in a quiet location; just a short walking distance to local amenities. The property consists of 2 bedrooms with integrated storage space; bathroom; living room with a view over the river; and kitchen. The property also has allocated parking.





Situated on the top floor, this charming two-bedroom flat offers comfortable living with an allocated parking space. The spacious lounge features views over the river, brand new carpet, electric storage heater and a window that fills the room with natural light from the front aspect. The well-equipped kitchen boasts a rear facing window, plumbing for a washing machine, a stainless-steel sink and drainer and an electric oven. the primary bedroom comes complete with integrated bifold cupboards and a front facing window, while the second bedroom also includes integrated wardrobes and a window to front aspect. The bathroom is brightened by a rear facing skylight and includes a bath with shower over, WC and wash hand basin and a shaving point. Perfect for those seeking a cosy and practical home.

Calne is a historic market town set in the beautiful county of Wiltshire, with many different attractions Calne has a lot to offer. The town is highly desired and is the perfect escape to the country location, yet still contains all the local amenities needed! With each side of Calne having its own benefits, there is always the right home for you wherever you need it. There are quick links with access to popular commuter routes to the A4 and M4 Corridor aiding smooth travels around the country and further afield. As well as this, the direct train to London Paddington is in nearby Chippenham which can be accessed on the regular bus routes to both Swindon and Chippenham.

Entrance Hall

Bedroom One

9' 1" max x 13' 5" max (2.77m max x 4.09m max)

Bedroom Two

6' 4" max x 7' 9" max (1.93m max x 2.36m max)

Bathroom

Lounge

11' 5" max x 13' 7" max (3.48m max x 4.14m max)

Kitchen

5' 7" max x 9' 8" max (1.70m max x 2.95m max)

Parking











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- NO ONWARDS CHAIN
- TOP FLOOR APARTMENT
- TWO BEDROOMS
- LOUNGE, KITCHEN & BATHROOM
- PARKING

Tenure: Leasehold EPC Rating: C

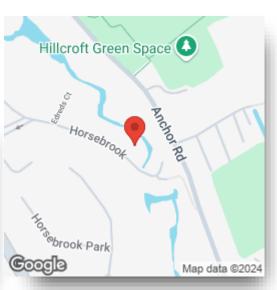
This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1990 Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£135,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CLN108899



Property Ref: CLN108899 - 0005 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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