



Buzzard Road, Calne SN11 9SA

welcome to

Buzzard Road, Calne

- NO ONWARD CHAIN
- GROUND FLOOR FLAT
- SPACIOUS LIVING / KITCHEN AREA
- ALLOCATED PARKING SPACE
- BATHROOM AND EN SUITE

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000

view this property online allenandharris.co.uk/Property/CLN108938



Property Ref:

CLN108938 - 0004

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.

Entrance Hall

Two windows to front aspect, electric radiator, storage cupboard, cupboard containing a water tank and fuse box.

Bedroom One

16' 6" max x 11' 4" max (5.03m max x 3.45m max)
Window to front aspect, integrated wardrobe, electric heater.

En Suite

Double shower cubicle, towel rail, extractor fan, WC and wash hand basin, shaving point.

Bedroom Two

8' 3" max x 13' 6" max (2.51m max x 4.11m max)
Window to front aspect, electric radiator.

Bathroom

Window to rear aspect, WC and wash hand basin, shaving point, bath, extractor fan.

Lounge

15' 6" max x 20' 3" max (4.72m max x 6.17m max)
Three windows to front aspect, two storage heaters.

Kitchen

Stainless steel sink and drainer, wall and base units, electric oven and hob, extractor fan, integrated fridge freezer,

electric heater.

Parking

One allocated space.




allen & harris



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