



**Anson Avenue, Calne SN11 8FU**

**welcome to**

## **Anson Avenue, Calne**

- NO ONWARDS CHAIN
- Two double bedrooms
- Open plan living / kitchen
- Modern bathroom
- Allocated parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £140,000

### **Communal Entrance Hall**

With buzzer entry system.

### **Entrance Hall**

Telephone entry system, BT phone point, loft access, storage cupboard, and radiator.

### **Open Plan Living / Kitchen**

20' 9" x 10' 9" max ( 6.32m x 3.28m max )  
Windows to the front and rear, and two radiators. Living space open to the kitchen, comprising; wall and base units with work surfaces over. Sink and drainer, gas hob and electric oven, plumbing for washing machine, and space for fridge freezer. Wood laminate flooring to the kitchen area.

### **Bedroom One**

12' 7" max x 9' 7" max ( 3.84m max x 2.92m max )  
Window to the front and a radiator.

### **Bedroom Two**

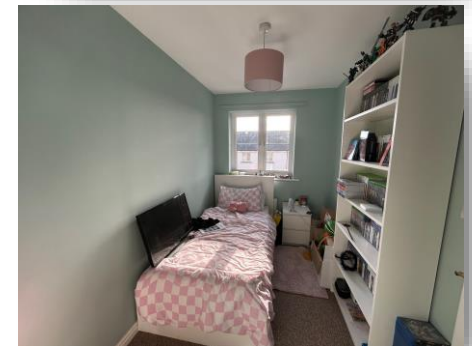
10' 5" max x 6' 5" max ( 3.17m max x 1.96m max )  
Window to the front, and a radiator.

### **Bathroom**

Window to the rear, three piece bathroom with shower over the bath, and part tiling. Laminate flooring.

### **Parking**

Allocated for one car.



**view this property online** [allenandharris.co.uk/Property/CLN108693](http://allenandharris.co.uk/Property/CLN108693)



#### **Property Ref:**

CLN108693 - 0013

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