

Wrights



32 Ogilvie Square
Calne SN11 8NS

Monthly Rental Of £1,100



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
Phone: 01225 755553, Email: enquiries@wrightsresidential.co.uk
www.wrightsresidential.co.uk

Three bedroom property

Gas warm air central heating

Enclosed South facing rear garden

Walking distance to town centre

Kitchen/Diner

PVCu double glazing

Plenty of storage

Unfurnished

This spacious three bedroom terraced property is situated within walking distance of Calne town centre. Features include a kitchen/diner, plenty of storage, gas warm air central heating system, PVCu double glazing and a sunny South-facing enclosed rear garden. Available immediately, unfurnished.

The property comprises

Ground Floor

Entrance Hall

With PVCu front door, wood laminate flooring and stairs to the first with storage space under.

Kitchen/Diner *15' 10" x 10' 1" (4.83m x 3.07m)*

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, inset sink/drain unit, integrated electric oven and ceramic hob, space for fridge/freezer and washing machine and PVCu double glazed window to the front.

Rear hall

With PVCu back door and large walk in store room.

Lounge *11' 6" x 11' 9" (3.51m x 3.59m)*

With PVCu double glazed window to the rear.

First Floor

Landing

With airing cupboard housing hot water cylinder.

Bedroom 1 *13' 1" x 10' 2" (4.00m x 3.11m) max*

With built in wardrobe and PVCu double glazed window to the front.

Bedroom 2 *8' 6" x 7' 1" (2.58m x 2.16m)*

With built in wardrobe and PVCu double glazed window to the rear.

Bedroom 3 *7' 5" x 8' 9" (2.26m x 2.66m)*

With PVCu double glazed window to the rear.

Shower Room

Comprising shower enclosure with electric shower, pedestal hand basin and obscured PVCu double glazed window to the front.

W.C

With low level W.C and obscured PVCu double glazed window to the front.

Externally

The property comes with a sunny South-facing rear garden, which is mainly laid to patio and gravel. A path leads to gated rear access.

Council tax

The property is currently in council tax band A.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired warm air heating system. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 1000Mbps

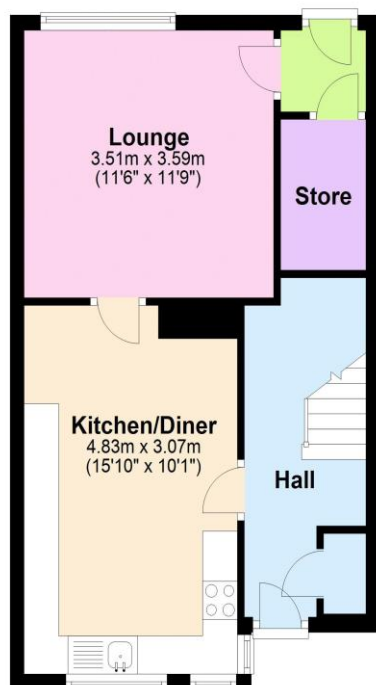
Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



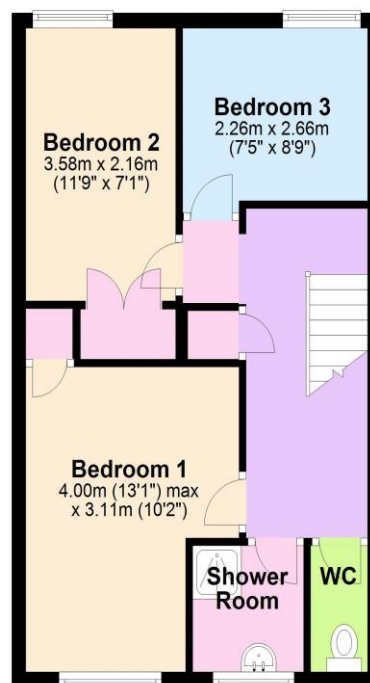
Ground Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.6 sq. feet)



Total area: approx. 81.7 sq. metres (879.6 sq. feet)