



24 Horsebrook
Calne SN11 8HG

Monthly Rental Of £750



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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One bedroom ground floor flat

Double bedroom with built in wardrobe

Electric heating

Communal garden

Open plan kitchen/living room

Bathroom with shower over the bath

PVCu double glazing

Allocated parking

This one bedroom ground floor flat is situated within easy reach of Calne town centre. Features include an open plan kitchen/living room, double bedroom with built in wardrobe, bathroom with shower over the bath, electric heating, PVCu double glazing, communal garden and allocated parking. Available from mid November, unfurnished.

The property comprises

Entrance Hall

With wall mounted electric storage heater and cupboard housing hot water cylinder.

Open plan Kitchen/Living Room *15' 8" x 13' 8" (4.77m x 4.17m) max*

With wall mounted electric storage heater, built in storage cupboard, a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and hob with extractor fan over, space for fridge/freezer and washing machine, sink/drainage unit, PVCu double glazed window to the side and PVCu french doors opening onto the garden.

Bedroom *8' 7" x 9' 10" (2.61m x 2.99m)*

With wall mounted electric heater, built in wardrobe and PVCu double glazed window to the front.

Bathroom

With white suite comprising bath with electric shower over, close coupled W.C and pedestal hand basin, wall mounted electric heater and obscured PVCu double glazed window to the front.

Externally

The property comes with a communal garden and an allocated parking space.

Council tax

The property is in council tax band A.

EPC rating

The current EPC rating is E (46)

Services

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

Broadband

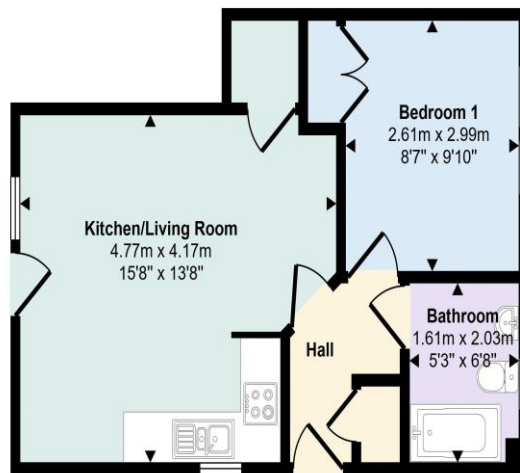
Superfast broadband is available (source - Ofcom)
Predicted maximum download speed - 98Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Approx Gross Internal Area
36 sq m / 385 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.