



**Grouse Road, Calne**  
**£164,000**



## Grouse Road, Calne

**£164,000**

VACANT POSSESSION & NO CHAIN! A ground floor apartment with two generous double bedrooms and a wonderful dual aspect living space that looks out over a large Green. The living room measures around 6.25m x 3.35m (20'6 x 11') and is open plan to a fitted kitchen placed to one side- perfect for interacting with guests. The two double bedrooms are complemented by a modern bathroom. The home has a lobby that opens out onto a long hall with storage. The apartment has modern electric heating, double glazing and allocated parking. Carpeted communal entrance hall and access to a large Green. The home is in walking distance of a number of facilities including cafe, medical centre, large Tesco Superstore, Tesco Express and country walks.



## ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. To the north the by-pass offers routes westerly to Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the river Marden. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

## COMMUNAL ENTRANCE HALL

Two communal entrances. One to the front path and Green plus one to the communal car park. Door to the apartment. entry phone system.

## GROUND FLOOR APARTMENT

Outlined in a little more detail as follows;

### ENTRANCE LOBBY

6'9 x 3'4

Access to the inner hall.

### INNER HALL

15'9 x 3'6

Airing cuboard with hot water cylinder. Deep storage cupbaord. Doors lead to the bedrooms, bathroom and the living space.

### BATHROOM

7' x 6'3

Window with privacy glass. The suite comprises a water closet, pedestal wash basin and a [panel enclosed bath. The bath has a shower over and shower screen. Heated towel rail and extractor fan. Tile finishes and tile floor.

### BEDROOM ONE

12'9 x 10'9

The room can accommodate a large double bed and further furniture. A window looks out to the rear of the home. Television and telephone point.

### BEDROOM TWO

10'9 x 10'

This bedroom van also accommodate a double bed and extra furniture. A window looks out to the rear.

### DUAL ASPECT LIVING ROOM

20'6 x 11'

Spacious in size the room has a window to the rear and a window looking out over the Green. There is room for a number of sofas, dining table, chairs and further furniture. Television and telephone points.

### FITTED KITCHEN

9' x 6'6

Open plan to the living space making it ideal for interacting with guests. A window views out onto the Green. There is a selection of fitted wall and floor cabinets with work surfaces. Inset one and a half sink and drainer. Tile finishes. Integrated oven, hob and hood over. Space for a fridge freezer and a washing machine. Tile floor.

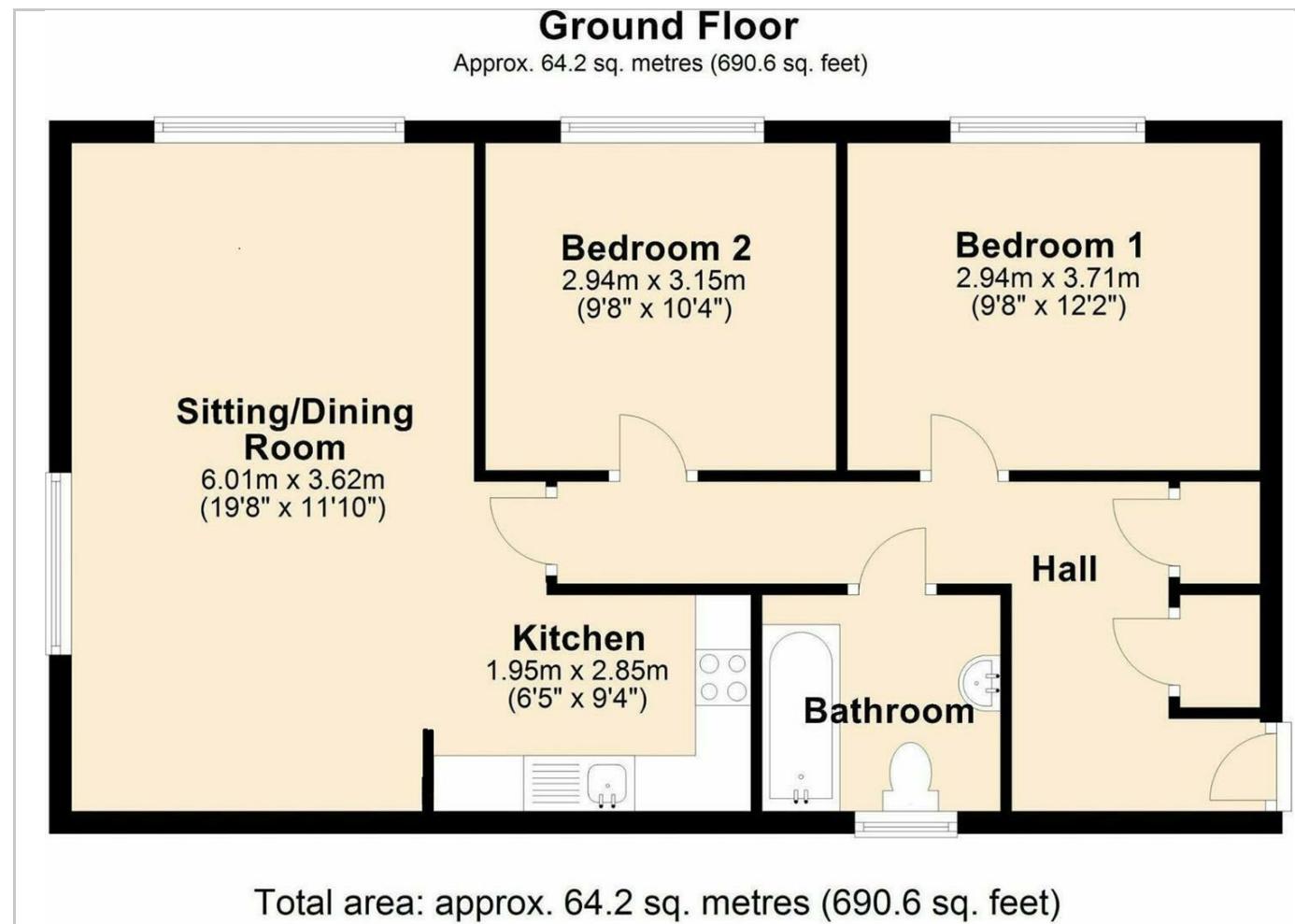
### EXTERIOR

### ALLOCATED PARKING

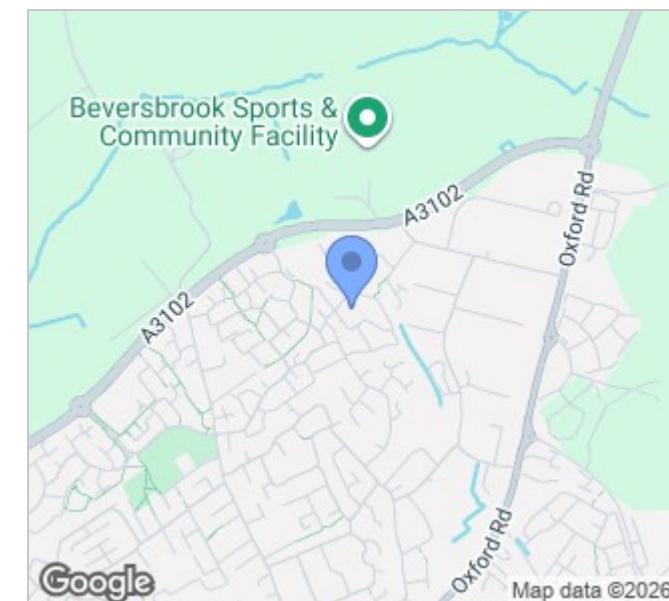
The aapartment has an allocated space for one vehicle.



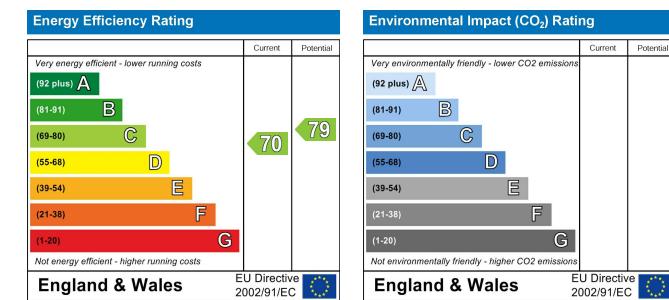
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.