

Lawrence Drive, Calne, Wiltshire, SN11 8PD

michael
antony

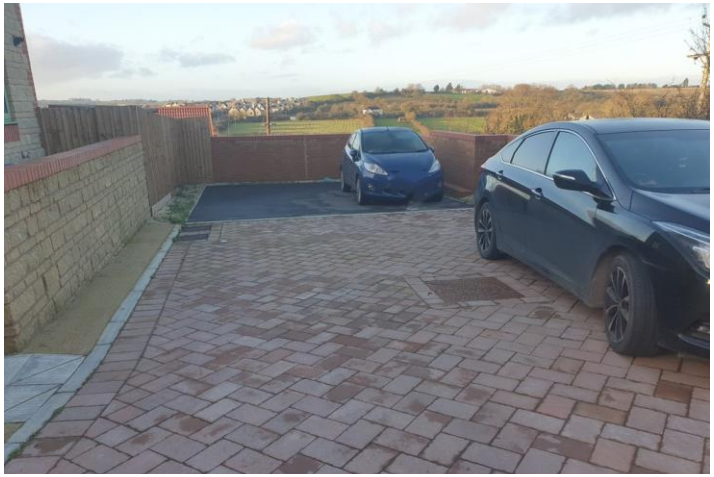
Lawrence Drive, Calne, Wiltshire, SN11 8PD

A fantastic light and airy three bedroom property, only a year old, with stunning views, situated on the Regents Park Estate in Calne, with spacious living accommodation and ample parking. The accommodation comprises: entrance hall, downstairs cloakroom, sitting room, kitchen, stairs rising to the first floor, three bedrooms, with en-suite to the master and family bathroom. Further benefits include, gas central heating, enclosed rear garden with patio and shed, fantastic view. Restrictions: No Pets.

- ONE YEAR OLD PROPERTY
- UNFURNISHED
- THREE BEDROOMS WITH EN-SUITE TO THE MASTER BEDROOM
- GAS CENTRAL HEATING
- AMPLE PARKING
- FANTASTIC VIEWS

£1,395 pcm

























64a Market Place, Chippenham SN15 3HG. Email: lettings@michaelantony.co.uk

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested the apparatus, equipment fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of the property before travelling any distance to view.

ENTRANCE HALL
Front door leads into the entrance hall with carpet, doors off to downstairs cloakroom and sitting room and stairs rising to the first floor.

SITTING ROOM
14' 4" x 12' 0" (4.375m x 3.672m) Window to front elevation, radiator and carpeted.

KITCHEN/DINER
15' 4" x 7' 11" (4.693m x 2.420m) A modern kitchen, fitted with a range of wall mounted and floor units, with work surfaces over, space and plumbing for washing machine, space for fridge, electric oven and gas hob with extractor hood over, window to side, uPVC patio doors to rear garden and vinyl flooring.

STAIRS/LANDING
Window to side elevation, carpeted, storage cupboard, doors off to bedrooms and bathroom.

MASTER BEDROOM
11' 10" x 9' 7" (3.614m x 2.925m) uPVC double glazed window to front, radiator and carpeted.

ENSUITE SHOWER ROOM
11' 10" x 9' 7" (3.614m x 2.925m) A good sized en-suite with frosted window to the front and side, shower cubicle and shower, pedestal wash hand basin, w.c, and vinyl flooring.

BEDROOM TWO
9' 1" x 7' 6" (2.791m x 2.311m) uPVC double glazed window to rear, radiator and carpeted.

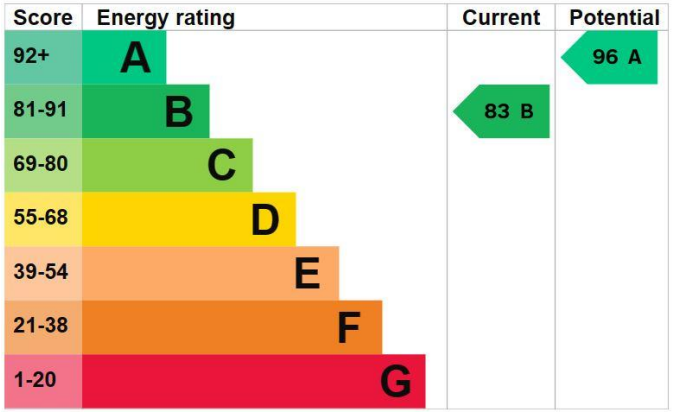
BEDROOM THREE
7' 7" x 5' 11" (2.312m x 1.822m) uPVC double glazed window to rear, radiator and carpeted.

BATHROOM
5' 11" x 5' 7" (1.808m x 1.703m) Suite comprising panelled bath, pedestal wash hand basin, w.c, tiled splashbacks and vinyl flooring

EXTERNALLY
The front of the property is enclosed by stone walling with ample parking. At the rear of the property is a lawned area enclosed by fencing, with patio area and shed.

COUNCIL TAX
Band 'C'

FEES
A holding deposit of 1 week's rent, £321.00 is applicable
Rent is paid per calendar month in advance
A deposit of 5 week's rent £1,609.00 will be held during the tenancy
(Please bring passport OR driving licence & birth certificate plus a utility bill less than 3 month's old showing your current address) as a right To Rent check will be carried out.



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