



**8 Horsebrook, Calne, SN11 8DL**

**£215,000**

Located within easy reach of Calne town centre and situated in the Heritage Quarter, a two bedroom modern mid terrace house. The accommodation on offer briefly comprises: Living room, kitchen / breakfast, conservatory, two bedrooms and bathroom. To the rear of the property there is an enclosed garden with gated access to the parking space. The property benefits from double glazing and gas central heating. NO ONWARD CHAIN.

## Living Room



Front door leads into living room, double glazed window to front, stair case to first floor, under stairs cupboard, radiator, door to kitchen / breakfast.

## Conservatory 9'04" x 7'01" (2.84m x 2.16m)



Double glazed door to garden.

## Landing

Doors to bedrooms and bathroom, access to loft.

## Bedroom One 12'09" x 9'07" (3.89m x 2.92m)



Double glazed window, radiator, built in cupboard housing boiler.

## Kitchen / Breakfast Room 13'0" x 9'08" (3.96m x 2.95m)



Door to conservatory, work tops with a range of cupboards and drawers, cooker with hob and oven, inset sink unit, plumbing and space for washing machine, door to conservatory, radiator.

## Bedroom Two 9'09" x 6'06" (2.97m x 1.98m)



Double glazed window, radiator.

## Bathroom



Double glazed window, bath with over bath electric shower, W.C, hand basin, radiator.

## Outside

### Rear



To the rear of the property there is an enclosed garden with gated access.

**Front**  
Path.

**Parking**  
Allocated parking space.

**Tenure**  
GOV.UK advise Freehold.

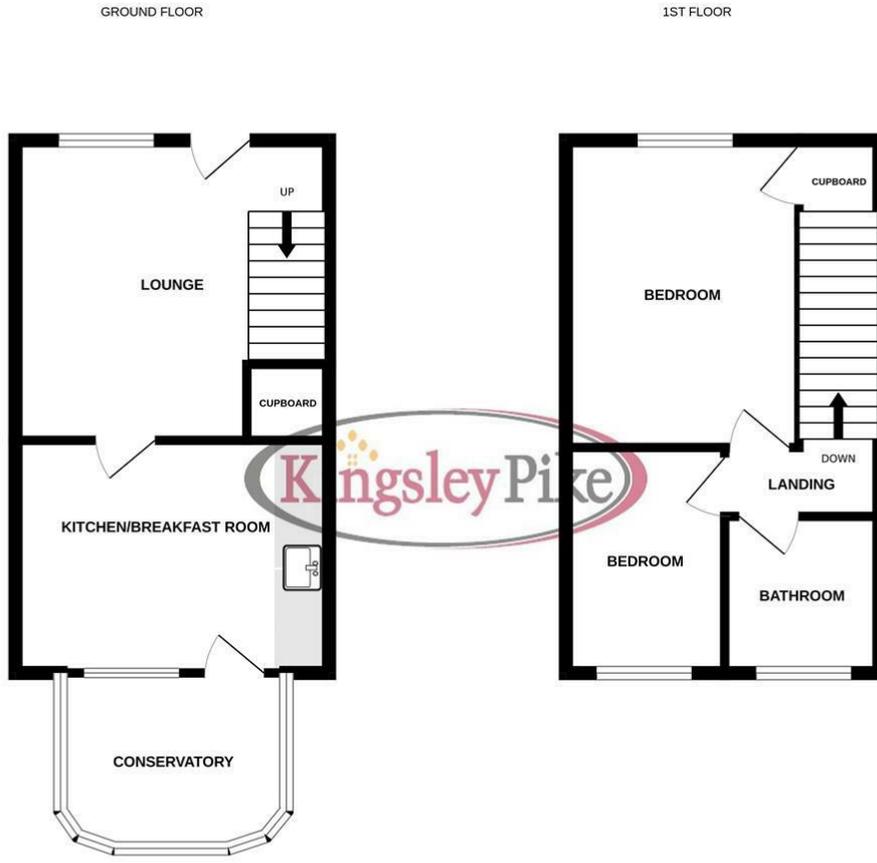
**Council Tax Band**  
GOV.UK advise band B

### AGENTS NOTE

We have been advise by the owner the following:

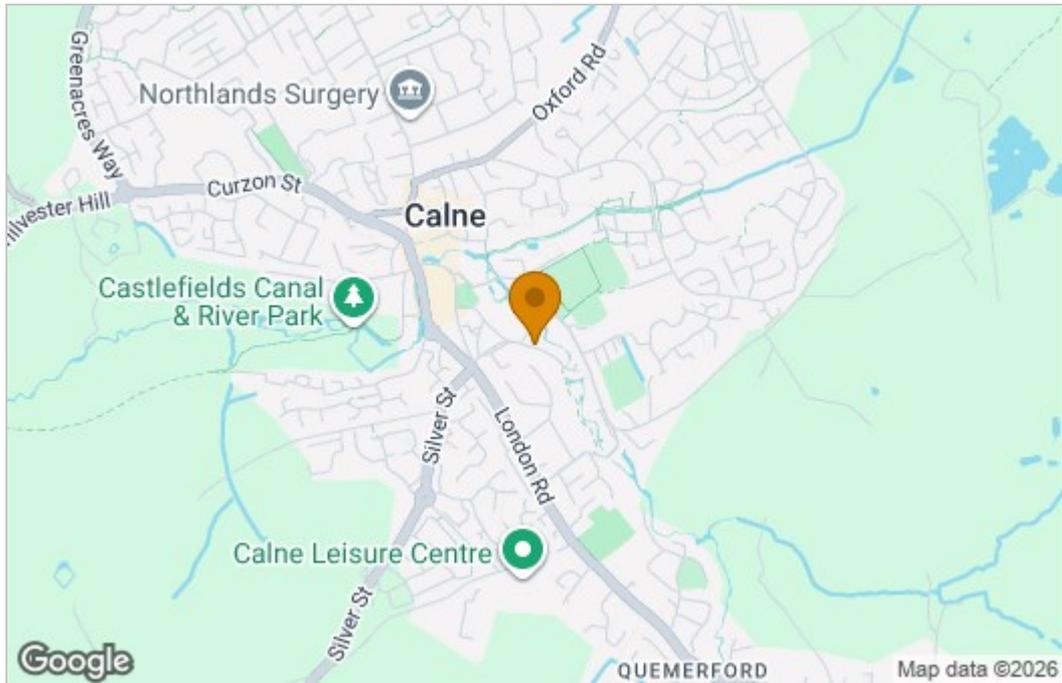
There is a communal orchard at the rear of the property. a neighbour cuts the grass during the months of May to September £4.50 contribution. This is not a legal agreement - just 'Neighbourly'.

# Floor Plan

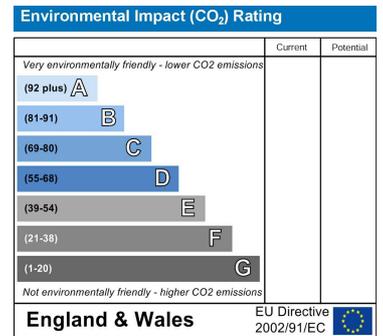
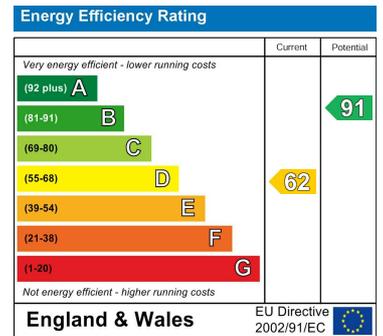


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025

# Area Map



# Energy Efficiency 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.

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