



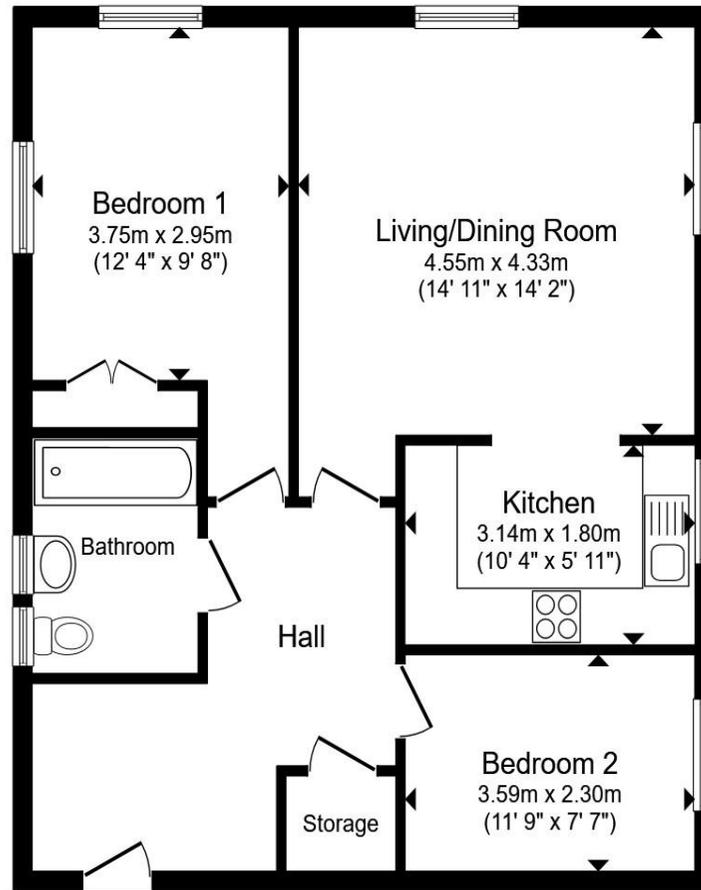
Harrier Close, Calne SN11 9UT

welcome to

Harrier Close, Calne

A well-presented ground floor flat with open-plan lounge/kitchen, two bedrooms, a bright bathroom, and allocated parking. Features modern flooring, multiple aspect windows, and convenient storage. Ideal for first-time buyers or investors.





Floor Plan

Total floor area 68.0 m² (732 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Lounge

Open plan to the kitchen, laminate flooring, window to front aspect and side aspect. Two radiators.

Kitchen

Gas hob and electric oven, extractor fan, 1 1/2 bowl sink and drainer, space for a fridge freezer and washing machine, boiler, window to front aspect.

Landing

Storage cupboard, radiator.

Bedroom One

Window to side aspect and rear aspect, laminate floor, built in cupboard,

Bedroom Two

Window to front aspect, laminate floor, radiator.

Bathroom

Bath and shower, WC, wash hand basin, two windows to rear aspect, heated towel rail, extractor fan.

welcome to

Harrier Close, Calne

- Two Bedrooms
- Ground Floor Flat
- Open Plan Lounge/Kitchen
- Allocated Parking for One Vehicle
-

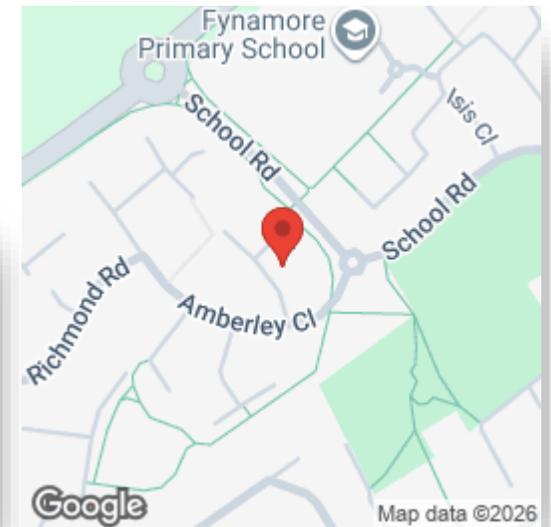
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 180.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CLN109798



Property Ref:
CLN109798 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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