



London Road, Calne, Wiltshire, SN11 0AB

**michael
antony**

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A TWO DOUBLE BEDROOM mid terraced property within close reach of the town centre of Calne. Accommodation comprises lounge, kitchen, downstairs bathroom, two bedrooms, courtyard area. The property has the benefit of a Worcester combi boiler and some double glazing, on street parking only. One small pet considered.

- CLOSE TO THE TOWN CENTRE & LOCAL AMENITIES
- GAS CENTRAL HEATING
- DOWNSTAIRS BATHROOM
- SMALL COURTYARD GARDEN
- ON ROAD PARKING

£1,150 pcm



FRONT DOOR

uPVC double glazed front door leads into lounge

LOUNGE

12' 0" x 11' 2" (3.678m x 3.423m) UPVC double glazed window to front. Fireplace with stone surround and hearth. Laminated flooring. Radiator. Stairs rising to the first floor. Step up and glazed door into the kitchen.

KITCHEN

8' 7" x 17' 2" (2.617m x 5.252m) Window to the rear. Radiator. Tiled flooring. Open fireplace in stone surround. Range of wall and floor units. Stainless steel single sink and drainer with mixer tap. Electronic Tecnik oven, inset Logic hob. Door to Bathroom. Door to rear.

BATHROOM

5' 5" x 7' 2" (1.661m x 2.197m) Wash hand basin with hot and cold taps, wc, radiator, tiled splashbacks, tiled flooring.

BEDROOM ONE

17' 1" x 8' 7" (5.224m x 2.617m) Window to rear, carpeted, radiator, storage cupboard housing Worcester boiler.

BEDROOM TWO

12' 0" x 8' 7" (3.665m x 2.617m) Double glazed window to front, carpet, radiator, access to the loft space, storage cupboard.

EXTERNALLY

To the front footpath leads to front door. To the rear is a small courtyard area enclosed by stone wall and with slate chippings covering the ground.

COUNCIL TAX

Band 'B'

FEES

A holding deposit of 1 week's rent of £264.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent £1,326 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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PROPERTY MISEDSCRIPTIONS 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.