



44 Zander Road, Calne, SN11 9QS

A modern two bedroom second floor apartment located within the popular Lansdowne Park development overlooking a pleasant green area to the front. The accommodation offers an entrance hall with storage cupboards, a duel aspect sitting/dining room leading to the kitchen with a range of fitted units and built-in oven and hob, two double bedrooms and bathroom with a white suite and over bath shower. Outside there is one allocated parking space.

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£159,950

Situation

The property is located on popular Lansdowne Park, close to local amenities. Calne provides a comprehensive range of amenities including a choice of shops and supermarkets, public library, churches and schooling for all age groups. For those with recreational interests there are golf courses at North Wilts and Bowood, Derry Hill, riding at Hampsley Hollow and fishing and walks at Blackland Lakes. Calne is an expanding north Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (c.6 miles) and Swindon (c.18 miles). Junctions 16 and 17 of the M4 Motorway are both easily accessible from the town, whilst a mainline railway station at Chippenham provides regular services to London, Paddington in just over an hour.

Accommodation Comprising:

Communal Entrance Hall with stairs leading to the apartment.

Entrance Hall

Two uPVC double glazed windows to rear. Large storage cupboard. Cupboard housing water tank. Storage heater. Doors to all rooms.

Sitting Room/Dining Room

Dual aspect with uPVC double glazed window to rear and uPVC box bay window to front overlooking the green. Storage heater. Opening to Kitchen.

Kitchen

uPVC double glazed window to rear. Fitted with a range of wall and base units comprising of cupboards and drawers. Worksurface with tiled splashbacks. Single drainer sink unit and mixer tap. Built-in electric oven and hob with extractor over. Plumbing for automatic washing machine. Space for fridge/freezer.

Bedroom One

uPVC double glazed window to front. Electric heater.

Bedroom Two

uPVC double glazed window to front. Electric heater.

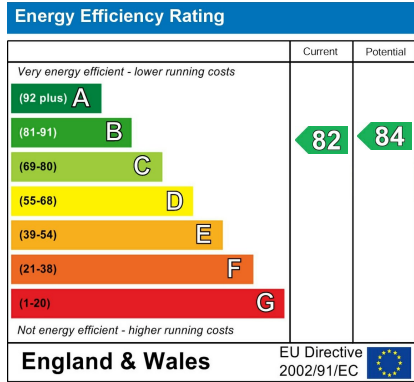
Bathroom

uPVC obscure double glazed window to rear. Panelled bath with shower over and screen. Tiling to principal areas. Pedestal wash basin. Close coupled WC. Electric towel heater. Wall mounted heater. Extractor.

Directions

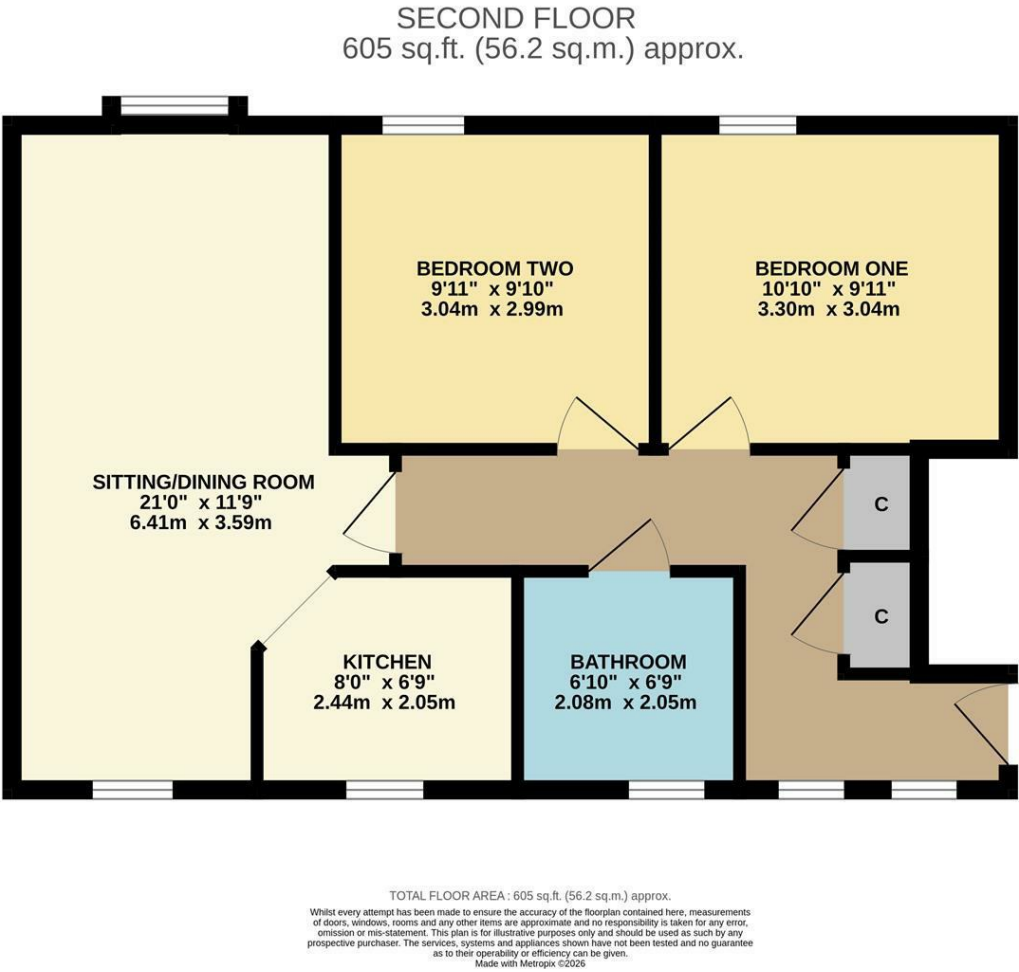
From Chippenham proceed on the A4 towards Calne. upon reaching the outskirts of Calne turn left onto the bypass. At the next roundabout turn right into Lansdowne Park, signposted local centre. At the mini roundabout bear left into School Road. At the next roundabout proceed straight over into Zander Road. The block of apartments can be found over looking the green.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

Tenure: Leasehold



DISCLAIMER: 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 to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)