



**24 Horsebrook**  
Calne SN11 8HG

**Monthly Rental Of £750**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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**One bedroom ground floor flat**

**Double bedroom with built in wardrobe**

**Electric heating**

**Communal garden**

**Open plan kitchen/living room**

**Bathroom with shower over the bath**

**PVCu double glazing**

**Allocated parking**

**This one bedroom ground floor flat is situated within easy reach of Calne town centre. Features include an open plan kitchen/living room, double bedroom with built in wardrobe, bathroom with shower over the bath, electric heating, PVCu double glazing, communal garden and allocated parking. Available from early June, unfurnished.**

### **The property comprises**

#### **Entrance Hall**

With wall mounted electric storage heater and cupboard housing hot water cylinder.

#### **Open plan Kitchen/Living Room** *15' 8" x 13' 8" (4.77m x 4.17m) max*

With wall mounted electric storage heater, built in storage cupboard, a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and hob with extractor fan over, space for fridge/freezer and washing machine, sink/drainage unit, PVCu double glazed window to the side and PVCu french doors opening onto the garden.

#### **Bedroom** *8' 7" x 9' 10" (2.61m x 2.99m)*

With wall mounted electric heater, built in wardrobe and PVCu double glazed window to the front.

#### **Bathroom**

With white suite comprising bath with electric shower over, close coupled W.C and pedestal hand basin, wall mounted electric heater and obscured PVCu double glazed window to the front.

#### **Externally**

The property comes with a communal garden and an allocated parking space.

#### **Council tax**

The property is in council tax band A.

#### **EPC rating**

The current EPC rating is E (46)

#### **Services**

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

#### **Broadband**

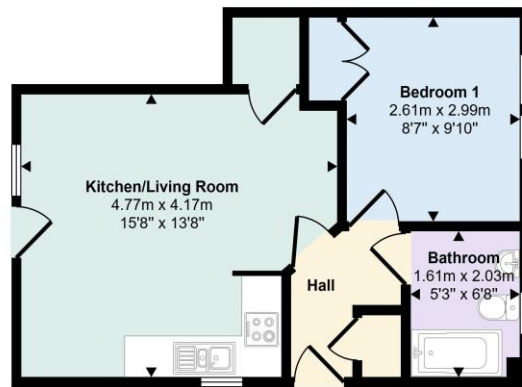
Superfast broadband is available (source - Ofcom) Predicted maximum download speed - 98Mbps

#### **Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.



Approx Gross Internal Area  
36 sq m / 385 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.