

Grouse Road, Calne, Wiltshire, SN11 9SF

michael antony

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**AVAILABLE IMMEDIATELY**  A two double bedroom end of terraced property on the Lansdown Estate in Calne, which is within easy reach of local amenities and a short distance from the town centre.  The accommodation comprises: entrance hall, lounge, kitchen, downstairs w.c, two bedrooms and bathroom. Further benefits include two parking spaces to the rear, gas central heating and uPVC double glazing.

- AVAILABLE IMMEDIATELY
- CLOSE TO LOCAL AMENITIES
- TWO PARKING SPACES TO THE REAR
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

# £1,250 pcm









## ENTRANCE HALL
Front door from the footpath leads into the entrance hall, with under-stairs storage cupboard, laminate floor and radiator. Doors off to kitchen, downstairs w.c and lounge.

## LOUNGE
11' 7" x 10' 1" (3.554m x 3.094m) With uPVC double glazed patio doors to the rear garden, stairs rising to the first floor, laminate flooring and radiator.

## KITCHEN/BREAKFAST ROOM
11' 7" x 7' 9" (3.547m x 2.363m) With uPVC double glazed windows to the front elevation, with blind, range of wall and floor units with work surfaces over, one cupboard housing the wall mounted boiler, electric oven with gas hob and extractor hood over, white ceramic sink and drainer, breakfast bar, laminate flooring and radiator.

## DOWNSTAIRS WC
White suite comprising low level w.c, wash hand basin, laminate flooring and radiator.

## STAIRS/LANDING
Stairs rising to the first floor which are carpeted. Doors off to two bedrooms and bathroom.

## MASTER BEDROOM
11' 7" x 8' 5" (3.554m x 2.573m) With uPVC double glazing to the front elevation, radiator and carpeted.

## BEDROOM TWO
9' 8" x 9' 7" (2.964m x 2.927m) With uPVC double glazed window to the rear elevation, built in wardrobes, radiator and carpeted.

## BATHROOM
6' 8" x 5' 5" (2.054m x 1.671m) White uPVC frosted glazed window to the side elevation, suite comprising: panelled bath with shower over, pedestal wash hand basin, low level w.c, vinyl flooring and radiator.

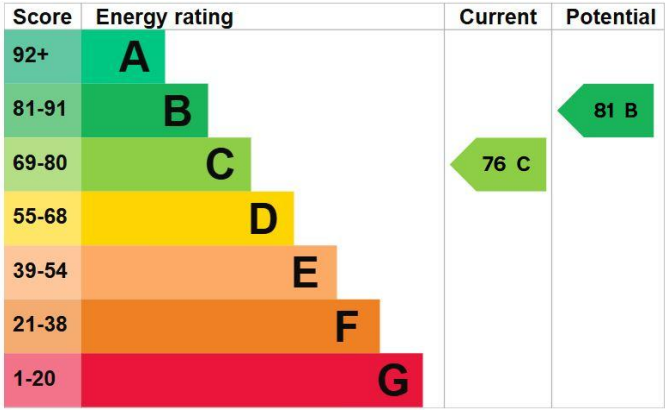
## GARDEN
The garden to the rear is mainly astro turf with patio area and enclosed by brick wall and fence. Gate gives access to rear parking spaces.

## EXTERNALLY
To the front of the property there a small gravelled area and on street parking.

Access down the side goes to the rear of the property, which in turn provides two parking spaces.

## COUNCIL TAX
Band 'B'

## FEES
A holding deposit of 1 week's rent, £287.00 is applicable
Rent is paid per calendar month in advance
A deposit of 5 week's rent £1,442.00 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.









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