

Grouse Road, Calne SN11 9SF

allen & harris

Welcome to

Grouse Road, Calne

Two-bedroom first floor flat with bright open-plan living, modern kitchen and bathroom, plus allocated parking. Ideal for first-time buyers or investors.





A well-presented two-bedroom first floor flat, offering spacious and versatile accommodation, ideal for first-time buyers or investors.

The property is accessed via a secure telephone entry system and opens into an entrance hall complete with an electric radiator and useful storage cupboard. The bright and airy open plan lounge/diner benefits from both front and rear aspect windows, allowing for plenty of natural light and features laminate flooring and two electric radiators creating a comfortable living space.

The kitchen is fitted with a range of wall and base units with rolled edge work surfaces and tiled splashbacks. It includes an electric oven and hob with extractor fan over, a stainless steel one and a half bowl sink with drainer, and space/plumbing for a fridge freezer and washing machine. A rear aspect window provides natural light, and the room is finished with a practical vinyl floor.

There are two well-proportioned bedrooms, both with front aspect windows and electric radiators.

The bathroom is fitted with a modern suite comprising a WC, wash hand basin, and a bath with both rainfall and handheld shower attachments. The room also benefits from a chrome heated towel rail, part tiled walls, tiled flooring, and an obscured rear aspect window.

Externally, the property benefits from allocated parking for one vehicle.

This property offers convenient, low-maintenance living and is well suited to those looking to step onto the property ladder or add to a portfolio.

Entrance Hall

Lounge/Diner

Kitchen

Bedroom One

Bedroom Two

Bathroom

Parking

Agent Note







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Welcome to

Grouse Road, Calne

- No Onwards Chain
- Two Bedrooms
- First Floor Flat
- Open Plan Lounge/Diner
- Allocated Parking for One Vehicle

Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: 1783.00
Ground Rent: 125.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£149,950









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CLN109942 - 0009

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 buyer's 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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