

Wrights



46 Highgrove Close
Calne SN11 8NE

Monthly Rental Of £750



Wrights Residential, 24 Fore Street, Trowbridge, BA14 8ER
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www.wrightsresidential.co.uk

One bedroom ground floor flat

Private courtyard garden

Modern electric heating

Allocated parking

Well presented throughout

Plenty of storage

PVCu double glazing

Quiet cul-de-sac location

This one bedroom ground floor apartment is situated in a quiet cul-de-sac on the outskirts of Calne. The property is well presented throughout, with its own private entrance, a modern kitchen, electric heating, recently fitted PVCu double glazing, plenty of storage, its own private courtyard garden to the front and allocated parking. Available from late March unfurnished.

The property comprises

Entrance

With front door, wood laminate flooring and storage cupboard. Opens into...

Lounge *11' 7" x 10' 3" (3.52m x 3.13m)*

With wood laminate flooring, modern electric storage heater, television point, coved ceiling and PVCu double glazed window to the front. Arch leading to...

Kitchen *10' 3" x 5' 8" (3.13m x 1.73m)*

With tiled floor, a range of matching eye level and base units, rolled work tops with tiled splash backs, integrated electric oven and ceramic hob with extractor hood over, integrated fridge/freezer, slimline dishwasher, space for washing machine, sink/drain unit, coved ceiling and PVCu double glazed window to the rear.

Bedroom *11' 8" x 8' 4" (3.55m x 2.53m)*

With wood laminate flooring, airing cupboard, coved ceiling and PVCu double glazed window to the front.

Bathroom

With suite comprising bath with electric shower over, low level W.C and pedestal hand basin, tiled floor, shavers light, coved ceiling and obscured PVCu double glazed window to the rear.

Externally

To the front of the property is a private courtyard garden with a secure storage unit, ideal for storing push bikes, motorbikes and other valuable outdoor items. There is also a built in storage shed accessed to the side of the front door. The property comes with one allocated parking space to the front of the property.

Council tax

The property is currently in council tax band A.

Services

Mains electricity, water and drainage are connected. The property is heated by wall mounted electric heaters. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1800Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Ground Floor

