



London Road, Calne SN11 0AA

Welcome to

London Road, Calne

Located close to the town centre, this attractive terraced property is currently arranged as three self-contained flats, offering an excellent investment opportunity with strong rental potential, while also providing scope to convert back into a spacious family home.

Entrance Hall

Providing access to all three apartments and a useful store room, offering convenient additional storage space.

Communal Store Room

9' x 7' (2.74m x 2.13m)

Useful communal storage room with a window to the front aspect providing natural light, and a radiator.

Left Hand Apartment

Lounge

12' max x 7' max (3.66m max x 2.13m max)

A bright and comfortable living space with a window to the front aspect, allowing for plenty of natural light. Open-plan to the kitchen area, creating a sociable and practical living environment.

Kitchen

9' max x 4' max (2.74m max x 1.22m max)

Fitted with a range of storage units and work surfaces incorporating a sink unit, oven and hob. There is space for a fridge freezer, while stairs rise to the first floor. Open-plan to the lounge, creating a practical and sociable living space.

Middle Floor Landing

Providing access to the shower room and a practical utility area with plumbing for a washing machine and space for a tumble dryer. Stairs rise to the bedroom, making efficient use of the accommodation.

Shower Room

Fitted with a low-level WC, wash hand basin, and shower cubicle, providing practical and well-appointed facilities.

Bedroom

9' max x 8' 1" max (2.74m max x 2.46m max)

A comfortable bedroom with a window to the front aspect, allowing for plenty of natural light and providing space for essential bedroom furniture.

Right Hand Apartment

Kitchen

9' max x 9' max (2.74m max x 2.74m max)

Fitted with a range of storage cupboards and work surfaces incorporating a sink and drainer unit. There is an electric cooker point, plumbing for a washing machine, and space for an under-counter fridge. A window to the front aspect provides natural light, while stairs rise to the second floor.

Lounge

12' max x 12' max (3.66m max x 3.66m max)

A bright and welcoming reception room featuring a window to the front aspect, allowing for plenty of natural light. The room also benefits from an attractive feature fireplace, creating a charming focal point.

Bathroom

Fitted with a corner bath, separate shower, low-level WC and wash hand basin. A window to the side aspect provides natural light and ventilation, creating a bright and practical bathroom space.

Second Bedroom

11' 1" max x 7' 1" max (3.38m max x 2.16m max)

A well-proportioned bedroom with a window to the rear aspect, allowing for natural light and providing ample space for bedroom furniture.





Top Floor Bedroom

22' max x 13' max (6.71m max x 3.96m max)

A spacious bedroom occupying the top floor, featuring a skylight window to the front aspect and a window to the rear, allowing for excellent natural light throughout the day. The room provides ample space for bedroom furniture and enjoys a bright and airy feel.

Bungalow Apartment To Rear

Open Plan Living Area

23' x 9' (7.01m x 2.74m)

Accessed via a stable door from a separate passageway, this spacious open-plan kitchen and living area offers a bright and sociable living environment. The kitchen is fitted with a range of units and work surfaces, with windows to the rear and side aspects providing natural light. There is plumbing for a washing machine and dishwasher, an electric oven with gas hob, and space for a fridge freezer. The living area benefits from skylight windows above, enhancing the light and airy feel of the space.

Bathroom

Fitted with a bath and shower over, low-level WC, and wash hand basin. A window to the side aspect provides natural light and ventilation, creating a bright and practical bathroom space.

Bedroom

14' x 9' 1" (4.27m x 2.77m)

A well-proportioned bedroom featuring a window to the side aspect, allowing for plenty of natural light and creating a bright and comfortable space. The room offers ample space for essential bedroom furniture.

Garden

A courtyard area at the top of the passageway provides an attractive seating space and leads through to a generous rear garden, predominantly laid to lawn. Offering excellent outdoor space for residents, the garden enjoys a good degree of privacy and provides plenty of room for relaxation, entertaining, or gardening.

Agent Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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Welcome to

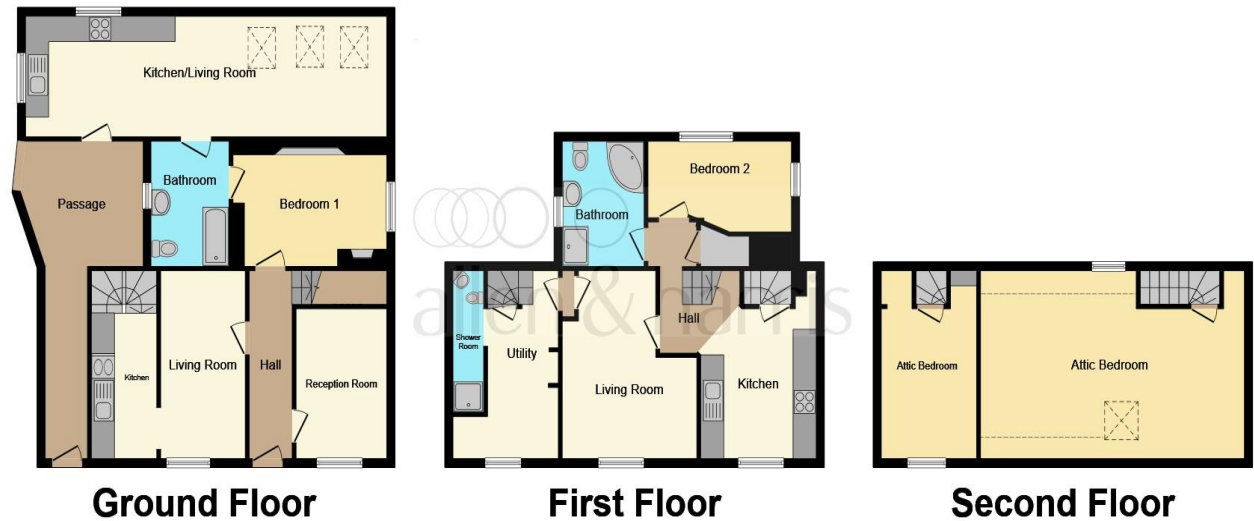
London Road, Calne

- Attractive Traditional Terraced Property
- Excellent Investment Opportunity with Established Rental Income
- Three Self Contained Flats
- Private Rear Garden
- Current Annual Rental Income Circa. £26,400

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£250,000



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Property Ref:
CLN110115 - 0003

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allen & harris



01249 814681



calne@allenandharris.co.uk



17 High Street, CALNE, Wiltshire, SN11 0BS



allenandharris.co.uk