

26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA
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11 Bentley Grove, Calne, SN11 8EH

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Offers in excess of £185,000

A mature two bedroom mid terrace cottage currently tenanted on a rolling AST achieving £740 pcm located in a small cul-de-sac location on the south side of the town of Calne and within easy distance of the town centre and amenities. Constructed in 1927 , the property comprises an entrance hall, lounge with fireplace, kitchen/diner, with two bedrooms and bathroom to the first floor. Gardens are to the front and rear which is laid to lawn and has two vehicle parking beyond. Benefits include replacement uPVC sash windows and electric NSH. A great addition to any portfolio or to occupy and improve. To arrange a viewing, call Alan hawkins Property Sales on 01793 840222.

- 2 Bedroom Cottage
- Kitchen/Diner
- First Floor Bathroom
- Rear Garden
- 2 Car Parking to Rear
- Replacement uPVC Sash Windows
- Currently Tenanted on Rolling Contract
- £740 pcm income
- Close to amenities

Council Tax - Wiltshire Council

Council Tax Band B

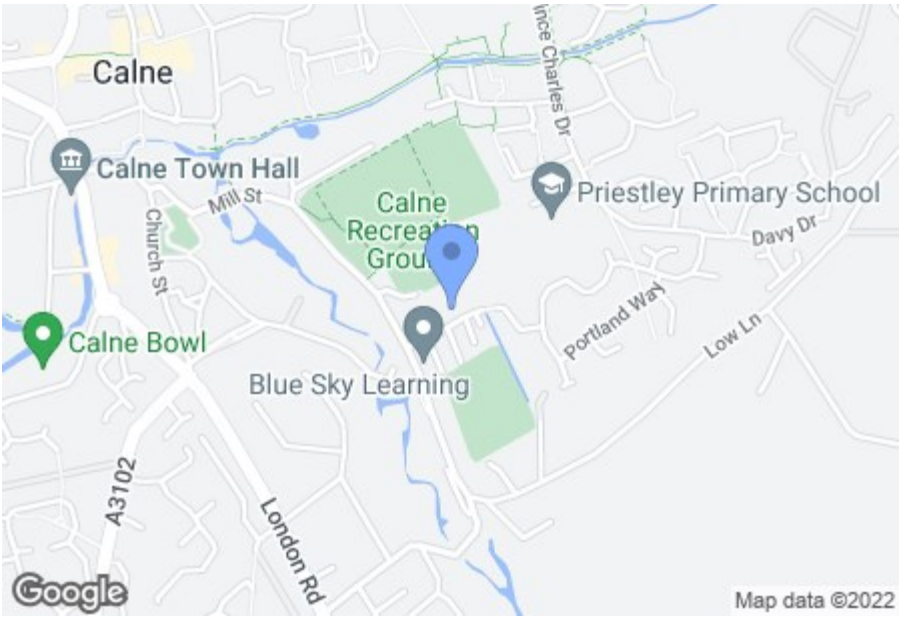
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

Viewings

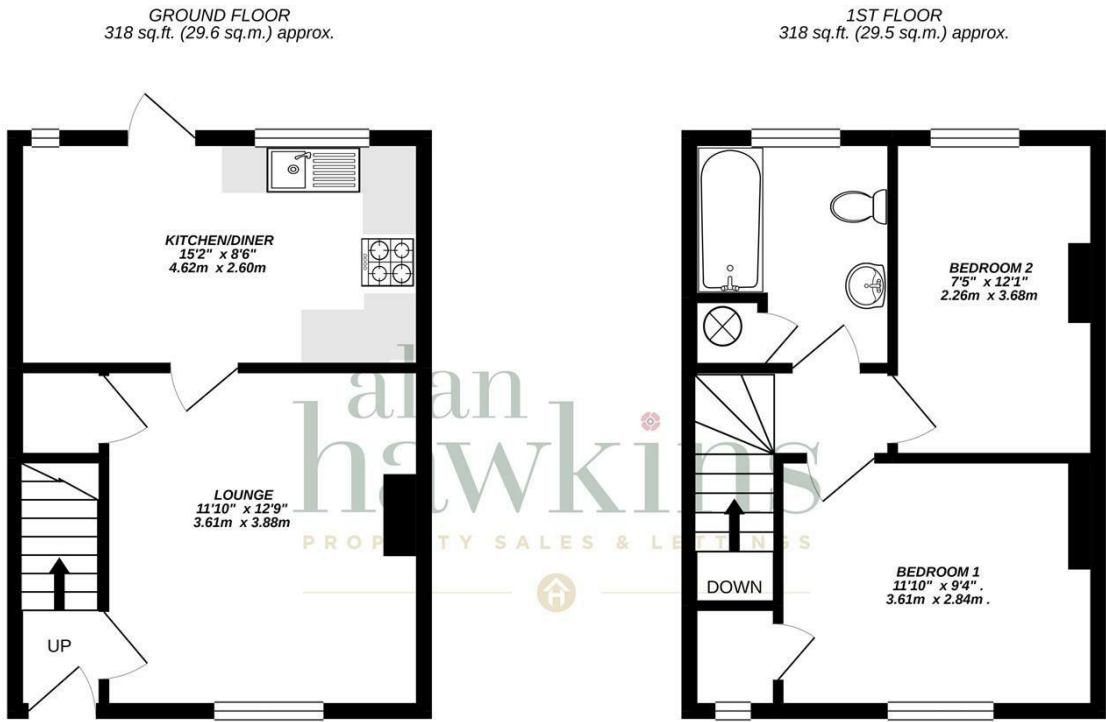
Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

Tenure

Freehold



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	57		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA - 636 sq.ft. (59.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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