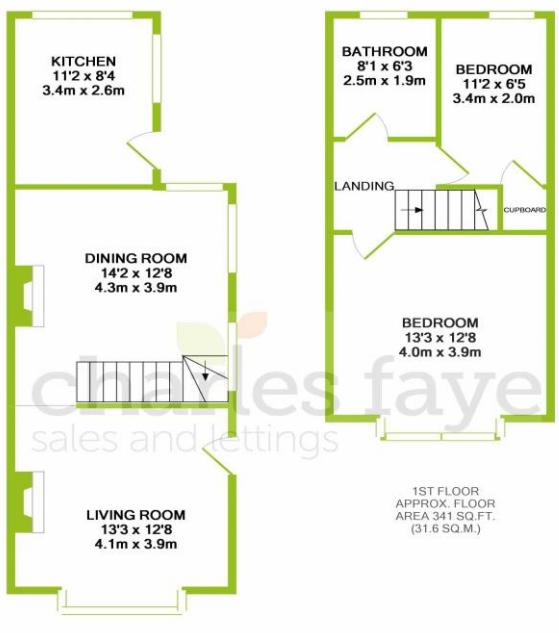


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and then bear right at the roundabout on to Oxford Road. Proceed over the next roundabout and the property can be found a short way along on the left hand side.



GROUND FLOOR APPROX. FLOOR AREA 435 SQ.FT. (40.4 SQ.M.)
TOTAL APPROX. FLOOR AREA 775 SQ.FT. (72.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Charles Faye is the trading name of Lifestyle Options Limited. Company registration number 07448943.



[VIEW ONLINE](#)



CHARLES FAYE

Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

We are delighted to be the only estate in the Calne area to be awarded exclusive membership of The Guild of Professional Estate Agents, providing us access to a network of other like-minded estate agents who are all committed to improving and enhancing the service and public perception of estate agencies across the UK.

Membership is contingent upon on-going good reputation and customer service and is reviewed annually to ensure we meet the strict criteria as detailed in The Guild's Code of Conduct.

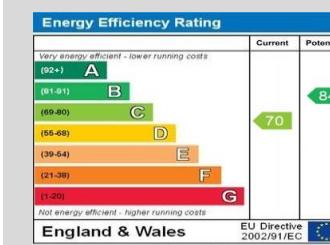
FINANCIAL ADVICE

Free independent financial advice is available. Please call us for more information.

COUNCIL TAX BAND

The council tax band for this property is band **B**

PROPERTY RATING



Charles Faye Estate Agents
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Calne
Wiltshire
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01249 822555
sales@charlesfaye.co.uk
lettings@charlesfaye.co.uk
www.charlesfaye.co.uk



**51 Oxford Road
Calne, SN11 8AF**

£250,000

'People & property are always at the heart of whatever we do'


charles faye
sales and lettings

51 Oxford Road, Calne

CHAIN FREE! A delightful spacious semi detached property located a short stroll from the town centre offering, two reception rooms, two double bedrooms, a wonderful rear garden and with the potential to enhance further. The home offers rooms of good proportions with the living room having a feature brick built fireplace and a bay window overlooking the front. There is a separate dining room again with a brick built fireplace and fitted kitchen to the rear which overlooks the beautiful rear garden. Upstairs the two double bedrooms are complemented by the family bathroom. The property has a pretty rear garden with different areas to enjoy and provides space for relaxation and cultivation. The garden is approximately 100ft long and has gated access to the front at the side of the property.

- **Semi Detached Home**
- **Modern Fitted Kitchen**
- **Living Room**
- **Front Garden**

- **Close To The Town Centre**
- **Dining Room**
- **Two Double Bedrooms**
- **Delightful Rear Garden**

PROPERTY FRONT

Pathway leading to entrance door.

LIVING ROOM 13' 3" x 21' 8" (4.04m x 6.60m)

Upvc double glazed bay window to front, feature brick fireplace with inset gas fire, ceiling coving, television point, radiator, laminate flooring, opening through to dining room.

DINING ROOM 14' 2" x 12' 9" (4.31m x 3.88m)

Two upvc double glazed windows to side and rear, upvc double glazed window to rear, brick built fireplace, ceiling coving, shelved storage cupboard, radiator, stairs rising to first floor, laminate flooring, opening through to kitchen.



KITCHEN 11' 2" x 8' 3" (3.40m x 2.51m)

Upvc double glazed windows to side and rear, fitted white wall and base cabinets with work surface over, 1.5 bowl ceramic sink unit, tiled splash backs, built in oven, four ring gas hob, extractor hood over, space and plumbing for washing machine and dishwasher, space for fridge freezer, wall mounted gas boiler, ladder style radiator, radiator, tiled flooring, upvc double glazed door to garden.

FIRST FLOOR ACCOMMODATION

LANDING 0' 0" x 0' 0" (0.00m x 0.00m)

Loft access, doors to bedrooms and bathroom.

BEDROOM ONE 13' 10" x 12' 0" (4.21m x 3.65m)

Upvc double glazed bay window to front, picture rail, cast iron fire place, radiator.



BEDROOM TWO 10' 6" x 6' 8" (3.20m x 2.03m)

Upvc double glazed window to rear overlooking the garden, storage cupboard, radiator.

BATHROOM 8' 3" x 5' 8" (2.51m x 1.73m)

Upvc double glazed obscure window to rear, fitted white suite including close coupled w.c., pedestal wash hand basin, walk in double shower with splash backs, radiator, vinyl tiled flooring.



EXTERNALLY

FRONT GARDEN

Enclosed by low stone wall and hedging, gravel area.

REAR GARDEN

Delightful fully enclosed rear garden filled with an abundance of trees, fruit trees, shrubs and flowers borders, patio, garden pond, log store and mature lawn areas leading to the far end of the garden where there is a garden shed and greenhouse. There is gated access to front of the property.

