



220 Oxford Road, Calne, Wiltshire, SN11 8AN

**michael
antony**

Oxford Road, Calne, Wiltshire, SN11 8AN

****AVAILABLE IMMEDIATELY**** A newly refurbished two bedroom property with attic room. This light and airy property has recently undergone redecoration and new carpets throughout. The accommodation comprises: entrance hall, lounge/diner, kitchen, lean to, two double bedrooms, attic room and large bathroom. Further benefits include uPVC double glazing, gas central heating, long rear garden and on road parking. One Pet considered.

- AVAILABLE IMMEDIATELY
- PET CONSIDERED
- ON ROAD PARKING
- UPVC DOUBLE GLAZING
- GAS CENTRAL
- CLOSE TO LOCAL AMENITIES
- CLOSE TO PRIMARY SCHOOL

£1,250 pcm









64a Market Place, Chippenham SN15 3HG. Email: lettings@michaelantony.co.uk

www.michaelantony.co.uk

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested the apparatus, equipment fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of the property before travelling any distance to view.

ENTRANCE HALL

Front door leads into the entrance hall, with stairs rising to the first floor, door to lounge/diner.

LOUNGE/DINER

22' 4" x 11' 7" (6.813m x 3.539m) uPVC double glazed window to the front elevation and overlooking the lean to, with spacious under-stairs cupboard, newly decorated, radiators and newly carpeted. Door to kitchen.

KITCHEN

10' 1" x 9' 1" (3.087m plus recess x 2.784m) A good size kitchen with uPVC double glazed window to rear and overlooking the lean to. Newly fitted kitchen with range of wall mounted and floor units with marble effect work surfaces over, newly electric oven and hob with extractor hood over, stainless steel sink and drainer, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer and parquet flooring.

LEAN TO

13' 9" x 5' 7" (4.194m x 1.712m) uPVC double glazed door to the rear garden and w.c.

STAIRS/LANDING TO FIRST FLOOR

Newly carpeted with doors off to bathroom and two bedrooms.

BEDROOM ONE

15' 1" x 9' 11" (4.618m x 3.024m) Spacious bedroom with uPVC double glazed windows to the front elevation, newly decorated, cupboard, radiator and newly carpeted.

BEDROOM TWO

11' 10" x 9' 4" (3.629m x 2.855m) Another spacious bedroom with uPVC double glazed window to the rear elevation, newly decorated, radiator and newly carpeted.

BATHROOM

13' 1" x 9' 1" (3.992m x 2.783m) An extremely spacious bathroom, with frosted uPVC double glazed window to the rear elevation, panelled bath with telephone style shower unit, w.c, pedestal wash hand basin, shower cubicle with shower, cupboard housing boiler and laminate flooring.

EXTERNALLY

To the front of the property there is on road parking and a low maintenance garden, enclosed by stone walling.
The rear garden is partly patio and lawn enclosed by stone walling, fencing and shrubs.

COUNCIL TAX

Band 'C'

FEES

A holding deposit of 1 week's rent of £287.00 is applicable

Rent is paid per calendar month in advance
A deposit of 5 week's rent £1,442 will be held during the tenancy

(Please bring passport OR driving licence & birth certificate plus a utility bill less than 3 month's old showing your current address) as a right To Rent check will be carried out.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

64a Market Place, Chippenham SN15 3HG. Email: lettings@michaelantony.co.uk

www.michaelantony.co.uk

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested the apparatus, equipment fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of the property before travelling any distance to view.