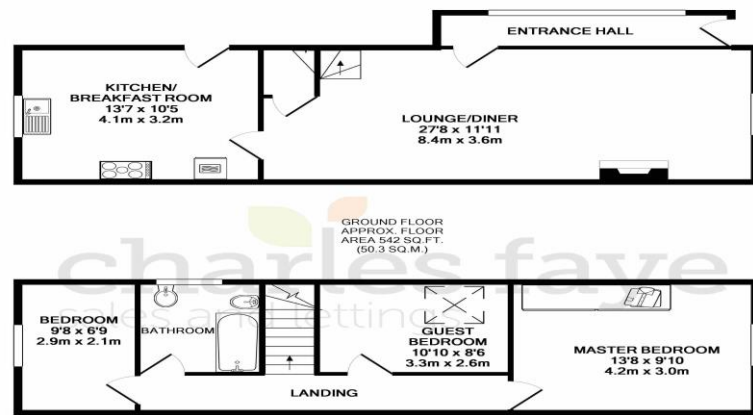


### DIRECTIONS TO THE PROPERTY

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 542 SQ. FT.  
(50.3 SQ. M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 478 SQ. FT.  
(44.4 SQ. M.)

TOTAL APPROX. FLOOR AREA 1020 SQ. FT. (94.7 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. 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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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.

### USING CHARLES FAYE

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

The office is locally owned and managed by Louise Burrows and her friendly, professional staff. Our aim is to provide the historic market town with an efficient service that is founded on traditional values of professionalism and integrity.

Quality of service is our hallmark and we know the importance of providing this in an effective, responsive and highly professional manner. So whatever your property needs are, talk to us to obtain the best possible advice on all property matters.

People and property are always at the heart of what we do. Whatever your circumstances, you can be assured that we will work hard to meet your needs.

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**charles faye**  
sales and lettings

59 Oxford Road  
Calne SN11 8AF

**Offers in the Region  
Of £218,000**

Date printed: 15 February 2019



### PROPERTY DESCRIPTION

**CHAIN FREE!** This semi detached house is situated within walking distance to all local amenities of the town and offers light and airy living accommodation throughout. The ground floor boasts a large 27' living dining room, an excellent size dining kitchen and an entrance porch. Upstairs offers a spacious and light master bedroom, two further bedrooms and a family bathroom. Outside the property has a private enclosed rear garden which stretches approximately 100'. This is a great first time buyers purchase or investment property. Book your viewing today!

### SUMMARY

- Semi Detached House
- Light & Airy Accommodation
- Recently Decorated
- Newly Laid Carpets
- Large 17' Living Dining Area
- Three Bedrooms
- Private Rear Garden
- CHAIN FREE

Sales

Lettings

Management

## ACCOMMODATION

### PROPERTY FRONT

Steps leading to a paved hard standing area, side access to garden with wooden gate, hardwood panelled front door.

### ENTRANCE PORCH

Obscure windows to side, door to living room.

### LIVING DINING ROOM 27' 8" x 11' 11" (8.43m x 3.63m)

Double glazed bay window to front, brick feature fire surround (currently capped) but there is the option to install a wood burner or to have an open fire, wall lights, three radiators, under stairs storage, laminate flooring, stairs rising to first floor, door leading to kitchen/breakfast room.

### KITCHEN BREAKFAST ROOM 13' 7" x 11' 11" (4.14m x 3.63m)

Dual aspect double glazed windows to rear and side, fitted with a range of wall and base cabinets offering plenty of storage, stainless steel sink unit, tiled splash backs, eye level built in double oven, 5 ring gas hob with extractor hood over, space for washing machine and fridge freezer, radiator, vinyl flooring, door to garden.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Doors to bedrooms and family bathroom.

#### BEDROOM ONE 13' 8" x 9' 10" (4.16m x 2.99m)

Double glazed bay window to front, fitted wardrobes with glass mirrored doors, television point, radiator.

#### BEDROOM TWO 10' 10" x 8' 6" (3.30m x 2.59m)

Velux window to side, storage cupboard, radiator.

#### BEDROOM THREE 9' 8" x 6' 9" (2.94m x 2.06m)

Double glazed window to rear, radiator.



### FAMILY BATHROOM

Obscure glazed window to side, fitted suite comprising of close coupled w.c., pedestal wash hand basin, bath with shower over, chrome heated towel rail.

### EXTERNALLY

#### REAR GARDEN

Private rear garden in excess of 100 feet enclosed by panel fencing. There is a paved patio area suitable for outside dining, level lawn and a selection of mature trees and shrubs. Gated access to the side.



## ENERGY EFFICIENCY RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	46	48
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### USEFUL INFORMATION

More photographs and other information may be available for this property to view on our website. To access these details please visit our website [www.charlesfaye.co.uk](http://www.charlesfaye.co.uk). Alternatively use the QR code on your smart phone.

### COUNCIL TAX BAND

The council tax band for this property is band C

### ADDITIONAL INFORMATION

Please note that all measurements are approximate and that we have not tested any of the fixtures and fittings within the property,

### FINANCIAL ADVICE

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

### VIEWING THE PROPERTY

All viewings must be made through Charles Faye only. Our normal office hours are Monday to Friday 0900 – 1730 and Saturdays 0900 – 1600. Sundays and evenings by prior appointment.

