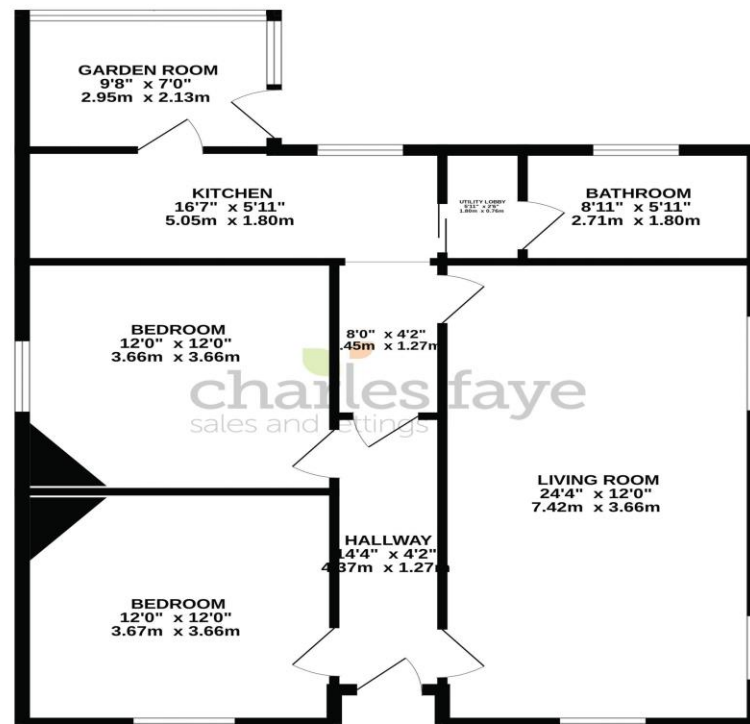


## DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and bear right at the roundabout into Oxford Road. Continue along and take the seventh turning on the right into a private lane. The property can be found a little way along on the left hand side..



GROUND FLOOR  
889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA: 889 sq.ft. (82.6 sq.m.) approx.  
Made with Metropix ©2024

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.

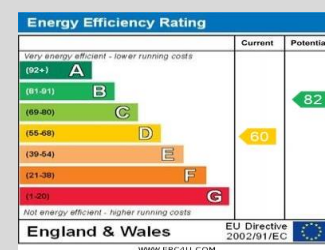
## FINANCIAL ADVICE

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

## COUNCIL TAX BAND

The council tax band for this property is band D

## PROPERTY RATING



Charles Faye Estate Agents  
25 High Street  
Calne  
Wiltshire  
SN11 0BS  
01249 822555  
sales@charlesfaye.co.uk  
lettings@charlesfaye.co.uk  
www.charlesfaye.co.uk



142 Oxford Road  
Calne, SN11 8AH

£360,000

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

charles faye  
sales and lettings

## 142 Oxford Road, Calne

CHAIN FREE! An individually built two bedroom detached bungalow, nestled in a secluded location and is a rare find. While it retains its vintage allure, it's in need of updating, offering a perfect canvas for personalisation. With two bedrooms, it suits small families, or couples seeking a cozy retreat. The property boasts gardens to all sides, providing ample outdoor space for relaxation and recreation. Accessible via a private lane, it ensures privacy while remaining conveniently close to town amenities. The tranquil surroundings and secluded setting offer a serene escape from urban bustle. This bungalow presents an opportunity to blend the nostalgia of a bygone era with modern comforts, making it an ideal investment for those with a vision for renovation. Whether you're drawn to its historic charm or its potential for transformation, this property promises a unique and fulfilling living experience.

- **1930s Individually Built Bungalow**
- **In Need Of Updating**
- **Period Features**
- **Double Garage**
- **Secluded Location**
- **Two Double Bedrooms**
- **Wrap Around Gardens**
- **Ample Parking**

### PROPERTY FRONT

Gated pathway to entrance door with an open porch with arch and pillars around it.

### ENTRANCE HALLWAY 14' 4" x 4' 2" (4.37m x 1.27m)

Loft access, doors to living room, bedrooms one and two and inner hallway, radiator.

### LIVING ROOM 24' 4" x 12' 0" (7.41m x 3.65m)

Upvc double glazed dual aspect windows to side with an added feature circular window to the front that adds to the character of the room. Ceiling coving, fire place with a coal effect gas fire, door leading to inner hallway, two radiators.

### BEDROOM ONE 12' 0" x 12' 0" (3.65m x 3.65m)

Upvc double glazed window to front, radiator.

### BEDROOM TWO 12' 3" x 12' 0" (3.73m x 3.65m)

Upvc double glazed window to side, ceiling coving, radiator.



### INNER HALL 8' 0" x 4' 2" (2.44m x 1.27m)

Loft access, doors to kitchen and living room.

### KITCHEN 16' 7" x 5' 11" (5.05m x 1.80m)

Upvc double glazed window overlooking the gardens, fitted with base units, work surface over, stainless steel sink unit, tiled splash backs, free standing double oven, space for fridge. breakfast bar, door to garden room, sliding door to the utility lobby, vinyl flooring.

### UTILITY LOBBY 5' 11" x 2' 6" (1.80m x 0.76m)

Space and plumbing for a washing machine, wall mounted boiler, door to bathroom, vinyl flooring.

### BATHROOM 8' 11" x 5' 11" (2.72m x 1.80m)

Upvc double glazed window to rear, fitted suite comprising close coupled w.c., pedestal wash hand basin, panelled bath, tiled surrounds, chrome towel rail radiator, tiled flooring.



### GARDEN ROOM 9' 8" x 7' 0" (2.94m x 2.13m)

Upvc double glazed window to two sides, upvc double glazed door leading out onto a generous patio area.

### EXTERNALLY

#### ENTRANCE TO GARDEN

Main Entrance Garden - An arch iron gate opens to a pathway that leads to the front doorway. The front door is setback offering an open porch that has an impressive arch and pillars around it. The main entrance garden has a lawn and gives access to the rear garden and to the front boundary garden. The main entrance garden has deep bushes which could be cut back to offer further accessible space.



### FRONT AND SIDE GARDEN

Enclosed with mature hedging and trees, laid to lawn, mature borders, pathway leading down the side of the home to the rear and gravel drive.

### REAR GARDEN

The garden to the rear of the property there is a generous patio area ideal for outside dining and entertaining. From here there is access to the rear garden and the gravel drive. Filled with an abundance of mature planting, ornamental trees, flower beds and shaped lawns, Ideal for recreation or private retreat, two timber sheds.

### SIDE GARDEN

Enclosed with mature hedging and trees, running the length of the property, laid to lawn, ideal for a vegetable area etc, greenhouse.

### DRIVEWAY

Graveled driveway leading to the detached double garage and offers parking for a number of vehicles. It is shaped to allow for turning.

### DOUBLE GARAGE 15' 9" x 15' 9" (4.80m x 4.80m)

Up and over door, personal door to garden, window to side, power and light, ideally placed to one corner of the garden and in need of refurbishment.

