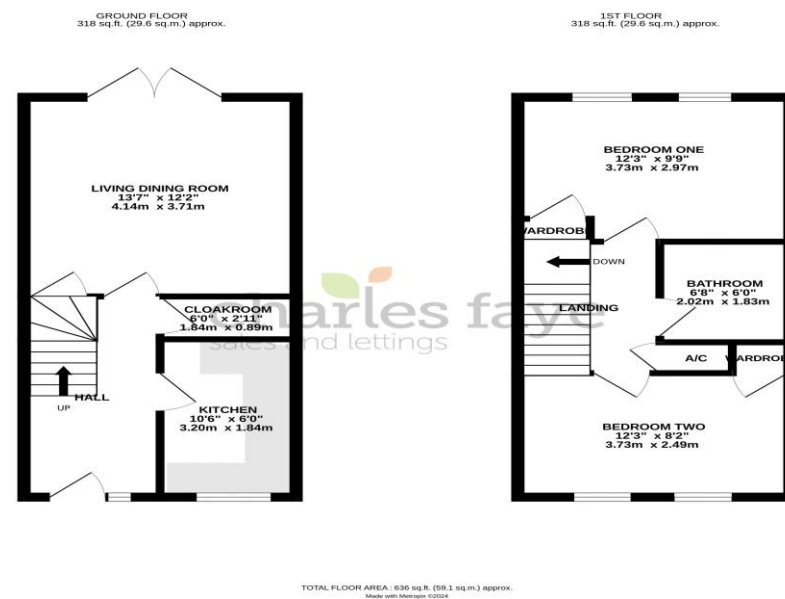


DIRECTIONS TO THE PROPERTY

From our office turn left on to The Square and at the roundabout turn left on to the A4. Follow this road down through the set of traffic lights and at the roundabout go straight across into New Road. At the double mini roundabout go straight over heading towards Marlborough. Proceed a little way along and take the third turning on the left into Oldbury Prior and the property can be located a little way along in a small courtyard on the right hand side.



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.

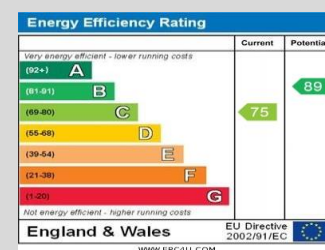
FINANCIAL ADVICE

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

COUNCIL TAX BAND

The council tax band for this property is band C

PROPERTY RATING



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VIEW ONLINE



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.



2 Oldbury Prior
Calne, SN11 0AF

£220,000

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

charles faye
sales and lettings

2 Oldbury Prior, Calne

CHAIN FREE! A delightful mid terraced home placed within a small cul-de-sac on the south side of Calne, offering easy access to schools and local amenities, a delightful rear garden and two double bedrooms. Included is a good size entrance hall, kitchen, guest cloakroom and a living dining room which overlooks the pretty rear garden. To the first floor there are two double bedrooms with built in wardrobes and a family bathroom. To the rear of the property there is the most delightful garden with gated access to the rear. There is one allocated parking space to the property.

- **Modern House**
- **South Side of Town**
- **Two Double Bedrooms**
- **Allocated Parking**
- **Cul-de-Sac Location**
- **Living Dining Room**
- **Pretty Rear Garden**
- **CHAIN FREE**

PROPERTY FRONT

The property is approached via a gravelled area leading to entrance door.

ENTRANCE HALL

Upvc double glazed window to front, ceiling coving, stairs rising to first floor, doors to living room, guest cloakroom and living dining room, radiator, laminate flooring.

KITCHEN 10' 6" x 6' 0" (3.20m x 1.83m)

Upvc double glazed window to front, fitted with matching wall and base cabinets with work surface over, sink unit, tiled splash backs, built in oven, four ring gas hob, extractor hood over, space and plumbing for washing machine, space for fridge / freezer, radiator, vinyl flooring.

GUEST CLOAKROOM 6' 0" x 2' 11" (1.83m x 0.89m)

Fitted suite to include close coupled w.c., wall mounted wash hand basin with tiled splash backs, vinyl flooring.



LIVING DINING ROOM 13' 7" x 12' 2" (4.14m x 3.71m)

Upvc double glazed French doors to rear with window to each side, ceiling coving, under stairs cupboard, radiator, television point, laminate flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, doors to bedrooms, bathroom, airing cupboard housing boiler, radiator.

BEDROOM ONE 12' 3" x 9' 9" (3.73m x 2.97m)

Two upvc double glazed windows to rear, built in wardrobe, radiator.

BEDROOM TWO 12' 3" x 8' 2" (3.73m x 2.49m)

Two double glazed windows to front, built in wardrobe, radiator.



BATHROOM 6' 8" x 6' 0" (2.03m x 1.83m)

Fitted suite to include close coupled w.c., pedestal wash hand basin, panelled bath, heated towel rail, tiled flooring.

EXTERNALLY

ALLOCATED PARKING

The property benefits from an allocated parking space.

REAR GARDEN

Fully enclosed, paved patio area with raised gravel area leading to rear gate, outside tap.

