

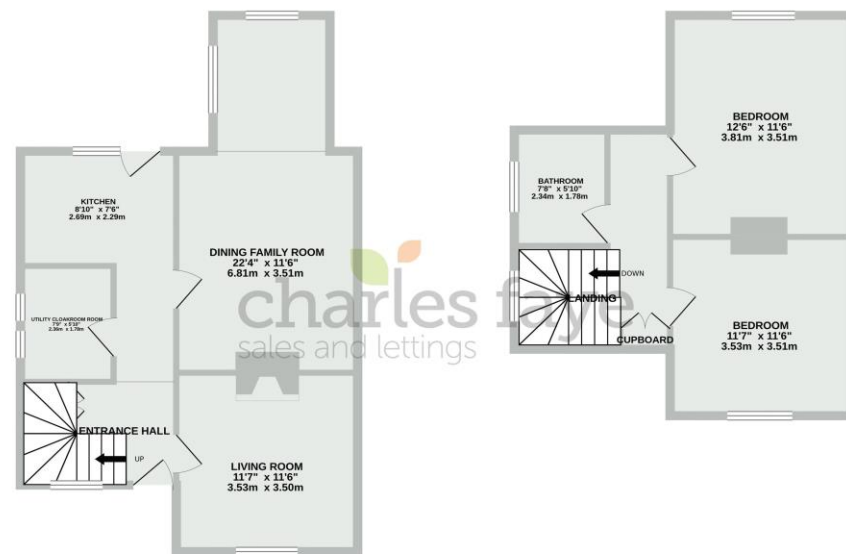
DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and then bear right at the roundabout on to Oxford Road. Proceed straight across at the next roundabout and follow the road along where the property can be found on the left hand side.



GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.

1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA - 994 sq.ft. (92.3 sq.m.) approx.
Made with Metropac C2004

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.

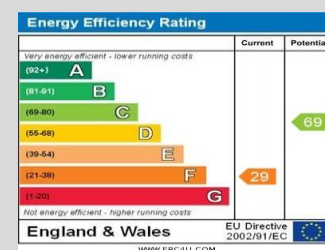
FINANCIAL ADVICE

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

COUNCIL TAX BAND

The council tax band for this property is band C

PROPERTY RATING



Charles Faye Estate Agents

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Calne

Wiltshire

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29 Oxford Road
Calne, SN11 8AD

£275,000

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


charles faye
sales and lettings

29 Oxford Road, Calne

CHAIN FREE! This imposing detached house, rich in period features, is conveniently located near town centre amenities. The property has been meticulously updated throughout, blending modern comforts with its historical charm. Inside, it boasts two spacious reception rooms perfect for entertaining or relaxing. There are two generously sized double bedrooms, providing ample space for family or guests. The house also offers the convenience of driveway parking, ensuring easy access and security for your vehicle. Additionally, the property is chain-free, making it an attractive option for those looking to move quickly. This residence perfectly combines character, modern updates and a prime location.

- **Imposing Detached Property**
- **Updated Throughout**
- **Two Double Bedrooms**
- **Rear Garden**
- **Period Features**
- **Two Reception Rooms**
- **Driveway Parking**
- **Close To Town**

PROPERTY FRONT

Approached via the gravelled driveway with a step leading to the original front door with canopy porch over.

ENTRANCE HALLWAY

A spacious hallway with window to front, stairs rising to first floor, under stairs storage cupboard, radiator, doors to living room, dining family room, utility room, opening through to kitchen, vinyl flooring.

LIVING ROOM 11' 6" x 11' 7" (3.50m x 3.53m)

Upvc double glazed window to front, fireplace with open fire, radiator, telephone point.

DINING FAMILY ROOM 22' 4" x 11' 6" (6.80m x 3.50m)

Max
Two upvc double glazed windows to side and rear, radiator.



KITCHEN 8' 10" x 7' 6" (2.69m x 2.28m)

Window overlooking the garden, bespoke fitted wall and base cabinets with work surface over, stainless steel sink unit, tiled splash backs, built in oven, four ring electric hob, space for under counter fridge, vinyl flooring, door to dining family room, door to rear.

UTILITY ROOM 7' 9" x 5' 10" (2.36m x 1.78m)

Two upvc double glazed windows to side, fitted suite comprising close coupled w.c., wall mounted wash hand basin, tiled splash backs, solid wood work surface with cupboard below, space and plumbing for washing machine, oil fired boiler, vinyl flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Upvc double glazed window to side, loft access, bespoke built storage cupboard, doors to bedrooms and family bathroom, radiator.



BEDROOM ONE 12' 6" x 11' 6" (3.81m x 3.50m)

Upvc double glazed window to rear, dado rail, radiator.

BEDROOM TWO 11' 7" x 11' 6" (3.53m x 3.50m)

Upvc double glazed window to front, radiator.

FAMILY BATHROOM 7' 8" x 5' 10" (2.34m x 1.78m)

Upvc double glazed obscure window to side, refitted suite comprising close coupled w.c., pedestal wash hand basin, panelled bath with shower over, shower screen, tiled surrounds, radiator, vinyl flooring.



EXTERNALLY

PARKING

There is gravelled parking to the front of the property.

REAR GARDEN

The garden is laid with gravel for low maintenance, paved patio area, mature tree, oil tank, enclosed by brick built wall.

