



Oxford Road, Calne

Offers in excess of £300,000

A three bedroom 1930's semi detached property presented for sale in excellent order throughout. The accommodation includes: entrance hall, living room, sitting room, dining room, kitchen, utility and cloakroom to the ground floor. Three bedrooms and family bathroom to the first floor. Externally the property features a long rear garden of approximately 200ft with vehicular access to the rear. Offered for sale with NO ONWARD CHAIN.

Situation Calne

Calne, the 'Town of Discovery' is situated in the heart of the Wiltshire countryside. The town retains many buildings of historical interest, including St Marys, a beautiful example of a 12th Century Parish Church. Modern day Calne benefits from a weekly market and various sports and leisure facilities. There is also a selection of shops and supermarkets, a library, public and private schooling for all ages. Just outside the town is the village of Cherhill. Here you will find Wiltshire's most dramatic White Horse carved on the chalk hillside below an ironage fort. A short drive away are the UNESCO World Heritage Sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey and the Georgian City of Bath. A couple of miles away is Bowood House with beautiful gardens and luxury Hotel, Spa and Golf Resort.

There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in the nearby town of Chippenham there is an excellent mainline service to London for commuters

The Accommodation

With approximate measurements the accommodation is arranged as follows:

Entrance Hall 4.62m x 1.63m (15'2 x 5'4)

Front door with obscured double glazed panel and window to the front, doors to living room and sitting. Stairs to first floor landing, radiator.

Living Room 3.48m x 3.28m plus bay (11'5 x 10'9 plus bay)

Upvc double glazed bay window to front, ceiling coving, alcoves, laminate flooring, radiator.

Sitting Room 3.43m x 3.71m (11'3 x 12'2)

Archway to dining room, doors to utility and entrance hall, feature fireplace with open fire, radiator.

Dining Room 2.36m x 1.75m (7'9 x 5'9)

Upvc double glazed window to side, archway to sitting room, door to kitchen, radiator.

Kitchen 3.18m x 2.95m (10'5 x 9'8)

Upvc double glazed window to front, doors to dining room and utility. Fitted kitchen offering a comprehensive range of wall and base units with worktops over, stainless steel sink with mixer taps, Built in electric cooker and four ring electric hob with matching cooker hood, space & plumbing for automatic washing machine and fridge/freezer. Wall mounted central heating boiler, tiled flooring.

Utility Room 3.25m x 2.29m (10'8 x 7'6)

Double glazed patio doors to garden, doors to kitchen, WC and sitting room Radiator, tiled flooring.

WC 1.04m x 0.74m (3'5 x 2'5)

Low level WC, part tiled.

First Floor Landing

Upvc double glazed window to side, doors to bedrooms and family bathroom, access to attic space which is boarded with light & power and Velux window to rear, accessed via pull down ladder.

Bedroom One 3.94m x 3.56m (12'11 x 11'8)

Upvc double glazed window to rear, radiator.

Bedroom Two 3.38m x 3.20m (11'1 x 10'6)

Upvc double glazed window to front, radiator.

Bedroom Three 2.06m x 1.75m (6'9 x 5'9)

Upvc double glazed window to front, radiator.

Family Bathroom 1.73m x 1.65m (5'8 x 5'5)

Obscured Upvc double glazed window to side, fitted with a three piece suite comprising bath with shower over, low level WC and pedestal wash hand basin. Radiator.

Externally

Frontage

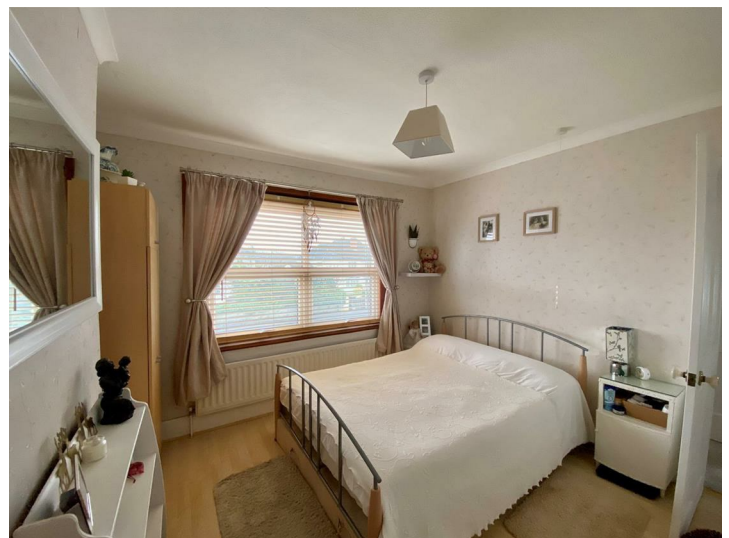
Hard landscaped to provide off road parking, gated access to rear garden.

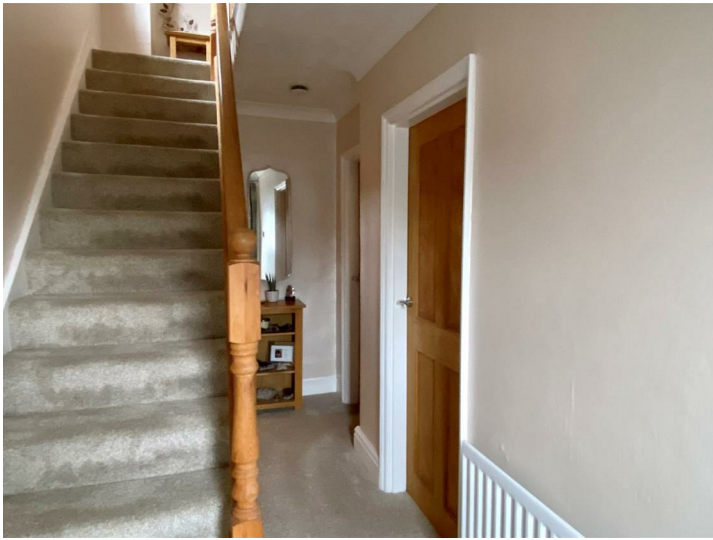
Rear Garden

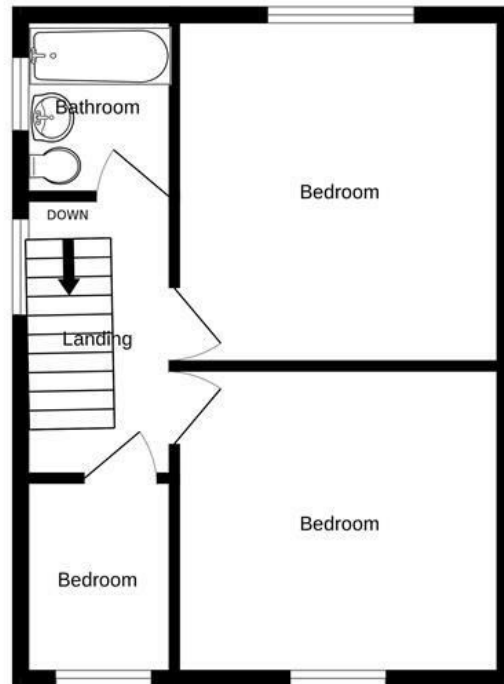
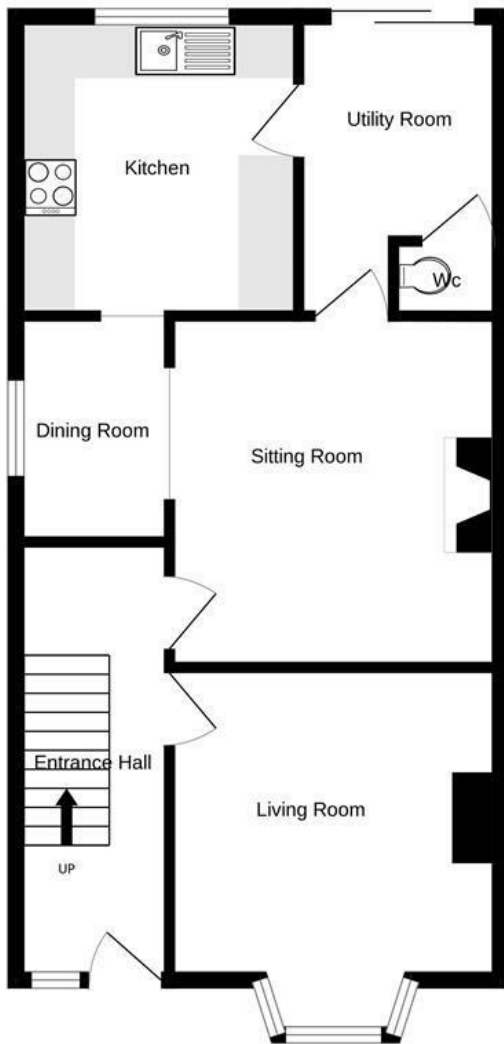
A particular feature of the property is the rear garden measuring approximately 150 ft, with a further area access via a wooden gate and pathway which would be ideal for a garage or outbuilding. There is vehicle access to the rear. The garden is laid mainly to lawn with numerous flower and vegetable beds, with a generous patio area directly to the rear of the property, garden sheds and greenhouse. Gated access to the front.

Agents Note

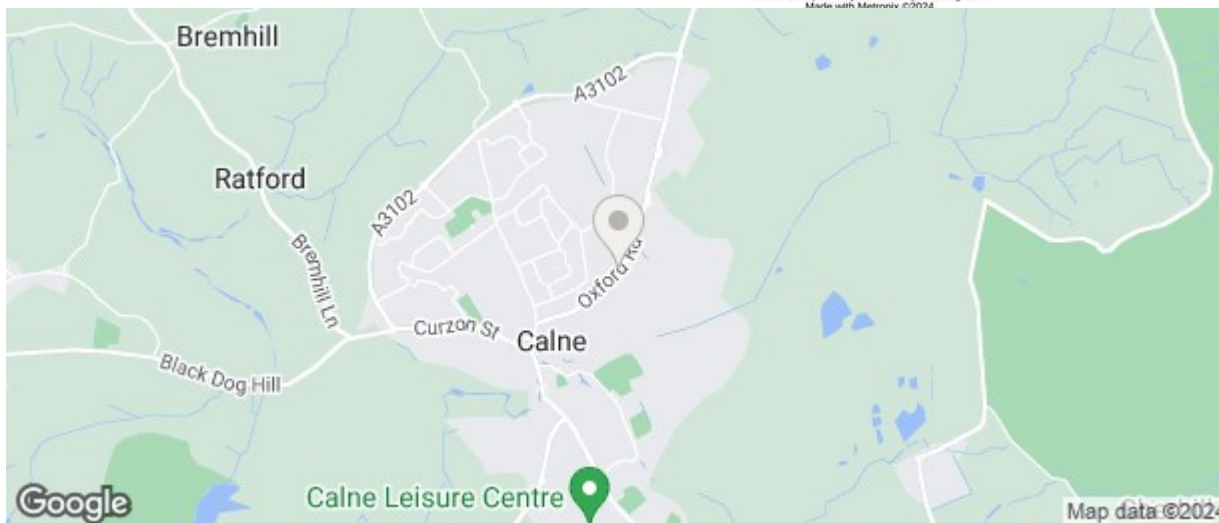
Council Tax Band C







Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing