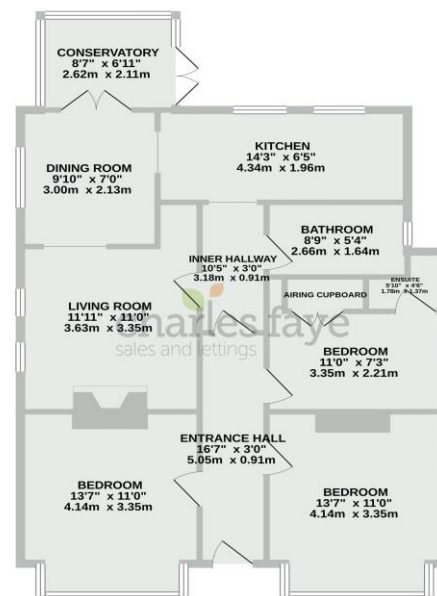


## DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and bear right at the roundabout into Oxford Road. Continue through the traffic calming road narrowing and the property can be found on the left hand side.



GROUND FLOOR  
916 sq.ft. (85.1 sq.m.) approx.



TOTAL FLOOR AREA: 916 sq.ft. (85.1 sq.m.) approx.  
Map ref: Hengo 0205

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.

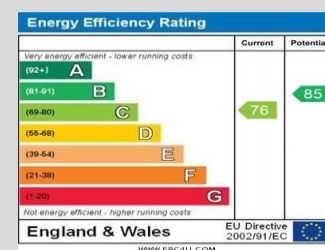
## FINANCIAL ADVICE

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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Wiltshire

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169b Oxford Road  
Calne, SN11 8AQ

£285,000

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

  
charles faye  
sales and lettings

## 169b Oxford Road, Calne

An individually built three bedroom detached bungalow conveniently located close to the towns amenities. While it retains its vintage allure, it's in need of some cosmetic updating, offering a perfect canvas for personalisation and boasting a sizable garden to the rear, providing ample outdoor space for relaxation and recreation. Suiting both families, or couples the property also includes an entrance hall with original tiled flooring and ornate architrave, a living room with stove leading through to the dining room. Both the kitchen and conservatory overlook the delightful rear garden which is filled with an abundance of trees, shrubs and flowers, garden sheds and a greenhouse. There are three good size bedrooms, two good doubles, a family bathroom and en-suite. To the front of the property there is a block paved driveway providing off street parking. Notably, the house is equipped with solar panels, contributing to sustainable living by supplying electricity and hot water. This feature enhances the property's efficiency and eco-friendly profile, making it an appealing and modern home for discerning buyers.

- Individually Built Detached Bungalow
- Three Reception Rooms
- Some Updating Needed
- Driveway Parking
- Conveniently Located
- Three Bedrooms
- Wonderful Rear Garden
- CHAIN FREE

### PROPERTY FRONT

Block paved driveway leading to open porch with entrance door, outside courtesy light.

### ENTRANCE HALLWAY 16' 7" x 3' 0" (5.05m x 0.91m)

Ceiling coving, doors to bedrooms, leaded stained glass door to inner hallway, radiator, original tiled flooring.

### BEDROOM ONE 13' 7" x 11' 0" (4.14m x 3.35m)

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

### BEDROOM TWO 13' 7" x 11' 0" (4.14m x 3.35m)

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

### BEDROOM THREE 11' 0" x 7' 3" (3.35m x 2.21m)

Upvc double glazed window to side, airing cupboard housing hot water cylinder, radiator, laminate flooring, door to en-suite shower room.



### EN-SUITE 5' 10" x 4' 6" (1.78m x 1.37m)

Fitted suite to include close coupled w.c., wall mounted wash hand basin with tiled surrounds, fully tiled shower cubicle, vinyl tiled flooring.

### INNER HALLWAY 10' 5" x 3' 0" (3.17m x 0.91m)

Loft access, ceiling coving, doors to living room and bathroom, opening through to kitchen, original tiled flooring.

### BATHROOM 7' 6" x 5' 3" (2.28m x 1.60m)

Upvc double glazed window to side, fitted suite to include close couple w.c., pedestal wash hand basin, corner bath, tiled surrounds, chrome towel radiator, vinyl flooring.

### LIVING ROOM 11' 11" x 11' 0" (3.63m x 3.35m)

Two upvc double glazed windows to side, ceiling coving, fire place with stove, radiator, opening through to dining area, large recess storage area, laminate flooring.



### DINING ROOM 9' 10" x 7' 0" (2.99m x 2.13m)

Upvc double glazed window to side, two radiators, opening through to kitchen, laminate flooring, upvc double glazed French doors to conservatory.

### KITCHEN 14' 3" x 6' 5" (4.34m x 1.95m)

Upvc double glazed window to rear, fitted kitchen to include wall and base units with work surfaces over, stainless steel sink unit, tiled splash back, eye level double oven, four ring electric hob, extractor hood over, space and plumbing for washing machine, space for fridge freezer, tiled flooring.

### CONSERVATORY 8' 7" x 6' 11" (2.61m x 2.11m)

Upvc construction to three sides with glass roof, low wall, French doors leading out to patio, vinyl flooring.



### EXTERNALLY

#### DRIVEWAY PARKING

There is block paved driveway parking to the front of the property and gated side access to the rear.

#### REAR GARDEN

A wonderful addition to the property this delightful garden includes a generous patio area ideal for outside dining and entertaining, the remainder is mainly laid to lawn with mature planting to include fruit bearing trees, flower and shrub beds, three timber sheds, a greenhouse, outside tap, gated side access to front. An ideal garden for cultivation, recreation or just a private retreat,

#### SOLAR PANELS

Notably, the house is equipped with flat solar photovoltaic (PV) panels and solar thermal collectors, contributing to sustainable living by supplying electricity and hot water. This feature enhances the property's efficiency and eco-friendly profile, making it an appealing and modern home for discerning buyers. They are owned, and they generate income from selling electricity back to the grid (FIT payments) - these payments are transferable to the new owner.

