



**140 Oxford Road, Calne, SN11 8AH**

**£310,000**

Set away from the main road within a generous plot, a well proportioned two bedroom semi detached bungalow offered for sale with NO ONWARD CHAIN. The outstanding feature of this home is the brand new fitted kitchen with integrated fridge, electric oven and electric hob. Further rooms include formal dining room, 26' lounge, conservatory and shower room. There is ample parking and garden.

## 140 Oxford Road

A home that is ready to live in whilst still leaving room for the new owner to add their stamp. Entering the property via the front door, you are greeted by the brand new range of floor and wall mounted kitchen units with integrated fridge, electric hob and electric oven. The tasteful choice of colour should please most.

An opening leads in to the formal dining room that is currently used as an inner hall. It gives access to both of the bedroom and the modern feeling shower room as well as in to the lounge. The 26' long lounge has space for living room furniture as well as formal dining table should you wish. A door at the rear leads to the conservatory.

Outside there is hardstanding for multiple cars as well as lean too car port. The gardens are generous in size and predominantly laid to lawn with multiple stores and sheds. The size of plot gives an excellent opportunity for the new owner to potentially extend the bungalow or even explore the option of building a further dwelling (subject to relevant planning permission)

Offered for sale with NO ONWARD CHAIN.

### Council Tax

We are advised by the .gov website that the property is band C.

### Tenure



We are advised by the .gov website that the property is freehold.

### Location

What Three Words - ///plotting.recently.scariest

### Property Comprises

## Lounge/Dining Room 26'03 x 12 (8.00m x 3.66m)



## Conservatory 9'06 x 9'06 (2.90m x 2.90m)



## Formal Dining Room 11' x 10' (3.35m x 3.05m)



## Kitchen 11'01 x 9'06 (3.38m x 2.90m)



**Bedroom One 13'7 x 11'1 (4.14m x 3.38m)**



**Bedroom Two 11'01 x 8'01 (3.38m x 2.46m)**



**Shower Room 7'09 x 7'07 (2.36m x 2.31m)**



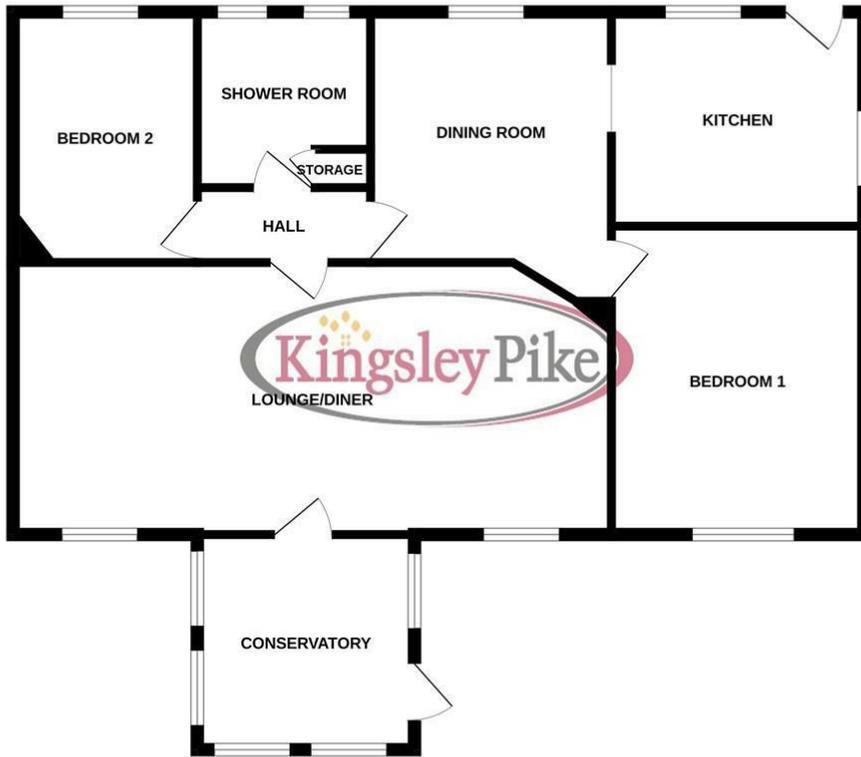
**Parking**

**Gardens**



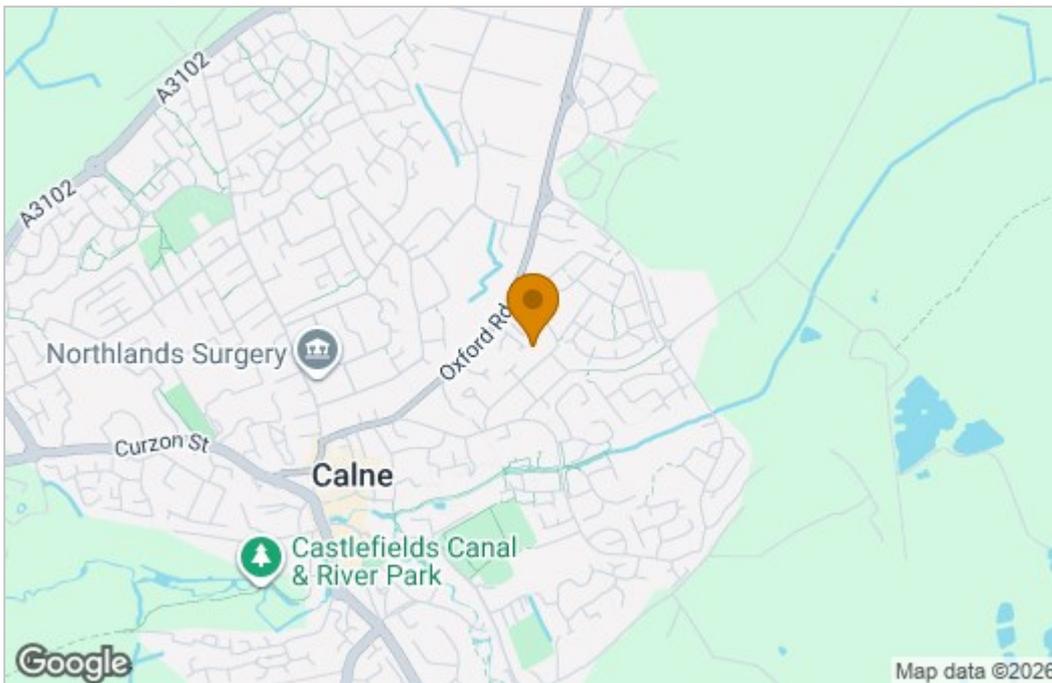
# Floor Plan

GROUND FLOOR  
950 sq.ft. (88.2 sq.m.) approx.

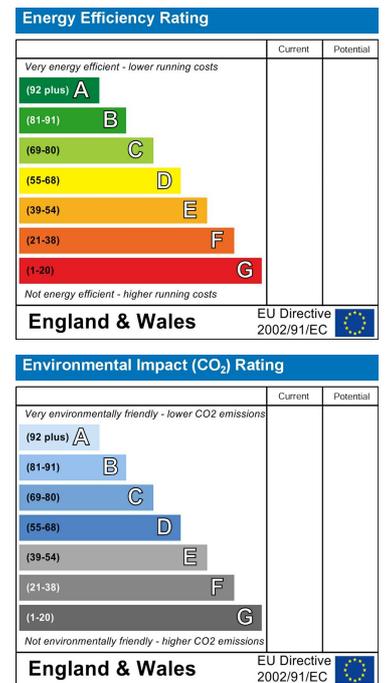


2 BEDROOM SEMI DETACHED BUNGALOW  
TOTAL FLOOR AREA : 950 sq.ft. (88.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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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# Area Map



# Energy Efficiency Graph



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