



Oxford Road, Calne SN11 8AF

Welcome to

Oxford Road, Calne

This charming two-bedroom semi-detached house features a modern kitchen, lounge with bay window and laminate flooring, dining room with feature fireplace and a family bathroom with double walk-in shower. Enjoy a generous rear garden with gated side access. Perfectly located near amenities.

Auctioneer's Comments

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Lounge

13' 4" max x 12' 6" max (4.06m max x 3.81m max)
Entrance to this lovely two bedroom home, situated in a popular residential location within the Wiltshire market town of Calne, is via a side entrance door leading directly into the sitting room. A bright and welcoming space, the room features a bay window to the front aspect, laminate flooring, ceiling coving, an electric fireplace creating a focal point, ample space for lounge furniture and a radiator.

Dining Room

14' 2" max x 12' 8" max (4.32m max x 3.86m max)
The dining room is a spacious and versatile reception room featuring two windows to the side aspect and a further window overlooking the rear garden, allowing plenty of natural light to flow through. Character features include an attractive fireplace and ceiling coving, while laminate flooring adds a practical finish. Stairs rise to the first floor, and there is ample space for a dining table and additional furniture, making this an ideal space for both everyday living and entertaining.

Kitchen

11' 6" max x 8' 2" max (3.51m max x 2.49m max)
The kitchen is fitted with a range of wall and base units with rolled edge work surfaces over and complementary tiled splashbacks. There is an electric oven with gas hob, space for a fridge/freezer and plumbing for a washing machine. Additional features include a central heating boiler, heated towel rail and tiled flooring. Natural light is provided by windows to both the rear and side aspects, while a door offers direct access to the garden.





Landing

Bedroom One

13' 1" max x 12' 8" max (3.99m max x 3.86m max)

Bedroom one is a generous double bedroom featuring a bay window to the front aspect, allowing plenty of natural light to fill the room. Character features include an attractive fireplace and picture rail, while a radiator provides comfort. There is ample space for bedroom furniture, creating a comfortable and inviting principal bedroom.

Bedroom Two

10' 9" max x 6' 9" max (3.28m max x 2.06m max)

Situated to the rear of the property overlooking the garden, bedroom two is a good-sized room benefiting from a window to the rear aspect and a radiator. A useful built-in storage cupboard provides additional practicality, while there is ample space for bedroom furniture, making this an ideal guest room, child's bedroom or home office.

Bathroom

The family bathroom comprises a low-level W/C, wash hand basin and a generous walk-in double shower. An obscure window to the rear aspect provides natural light and privacy, while part tiled walls and vinyl flooring offer a practical finish. The room is completed by a radiator, creating a comfortable and functional space.



Rear Garden

The generous rear garden is a particular feature of the property, offering an excellent space for outdoor entertaining and family enjoyment. A patio area provides the perfect spot for al fresco dining, while the remainder is mainly laid to lawn. Well stocked with mature trees, shrubs and flowering plants, the garden enjoys a pleasant outlook and a good degree of privacy. Further benefits include gated side access.

Agent Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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Welcome to

Oxford Road, Calne

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- Semi Detached Home Close to Town Centre
- Two Double Bedrooms

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£200,000



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Property Ref:
CLN110096 - 0003

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