



Oxford Road, CALNE SN11 8AN

Welcome to

Oxford Road, CALNE

Beautifully presented and full of charm, this home combines generous proportions with a warm, welcoming feel. A rare opportunity in a sought-after location.

Four bedrooms, three versatile reception rooms & kitchen / diner, plus driveway parking, and mature garden to the rear.





Total floor area 146.5 m² (1,577 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Lounge
Second Lounge
Reception Room Three
Kitchen/Diner
Utility Room
Landing
Bedroom One
En Suite
Bedroom Two
Bedroom Three
Bedroom Four
Bathroom
Kitchen/Diner
Front Garden
Rear Garden
Parking
Agent Note

Welcome to Oxford Road, CALNE

- DECEPTIVELY SPACIOUS four-bedroom home
- Three reception rooms
- Large KITCHEN / DINER overlooking the garden
- En suite to the master bedroom, family bathroom, and downstairs cloakroom
- Driveway parking

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers over
£425,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/CLN109724



Property Ref:
CLN109724 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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