



## 93b Oxford Road, Calne Asking Price £165,000

A two bedroom ground floor apartment which offers excellent living space and parking off-road. Internally there is a large fitted kitchen which has a breakfast island, a double range cooker and integrated fridge freezer. The conservatory creates a natural dining space and there is a generous living room which has a bay window to the front and a central fireplace. The bedrooms are both doubles with the master having built-in wardrobes. There is a modern fitted bathroom, gas central heating and double glazing throughout.



# 93b Oxford Road, Calne

Placed off of the Oxford Road which is a gentle walk to the town centre and amenities it provides. There is also a bus stop close by which connects between Chippenham and Swindon that passes through every 20 minutes. An ideal opportunity for a down size or investment. A brief outline of the home is as follows;

## ENTRANCE HALL

Entry to the apartment is via a composite door to the rear of the building. On entering there is an inner hall which gives access to the bathroom, bedroom two and the kitchen.

## LIVING ROOM

**13' x 11' (3.96m x 3.35m)**

A spacious living room with plenty of space for multiple sofas and further wall space for display cabinets and other furniture. There is a central open fireplace with mantle and a bay window looking out to the front.

## KITCHEN BREAKFAST

**15' x 11' (4.57m x 3.35m)**

An excellent size with a range of matching wall and floor cabinets. There is a double range cooker which has an extractor hood and there is a built-in fridge freezer. The central island creates a breakfast bar with further floor cabinets and from the kitchen doors lead into the conservatory and the master bedroom.

## CONSERVATORY

**14'3 x 11'4 (4.34m x 3.45m)**

Placed between the kitchen and the living room with french doors opening into the courtyard. An ideal space to be used as a dining room with dimensions to accommodate a moderate dining table, chairs and further space for other furniture.

## MASTER BEDROOM

**13' x 10'9 (3.96m x 3.28m)**

A generous master bedroom which allows space for a king-size bed, bedside tables and further wall space for additional furniture. There is fitted wardrobes and a window looking out to the front.

## BEDROOM TWO

**9' x 8'10 (2.74m x 2.69m)**

Another spacious double placed to the rear which also has an airing cupboard and access leading to the store cupboard.

## STORAGE CUPBOARD

**11' x 3'4 (3.35m x 1.02m)**

A large storage cupboard which would either be ideal as a built-in wardrobe or general storage space that has large dimensions.

## BATHROOM

A matching white suite consisting of a panel enclosed bath with shower, a pedestal wash basin and a water closet. Finished with wall tiling and a window to the side with privacy glass.

## COURTYARD

To the rear of the home is a block paved courtyard with a veranda that allows for seating and lounging in the warmer months and an area for pot display.

## PARKING

To the side is a driveway which gives access to the rear of property which provides off-road parking. There is also further public on-street parking available.

To arrange a viewing please contact Butfield Breach Estate Agents 7 days a week on 01249 821110.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
66	70	65	69
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	