

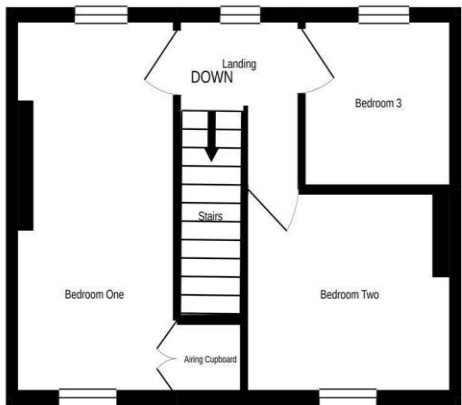
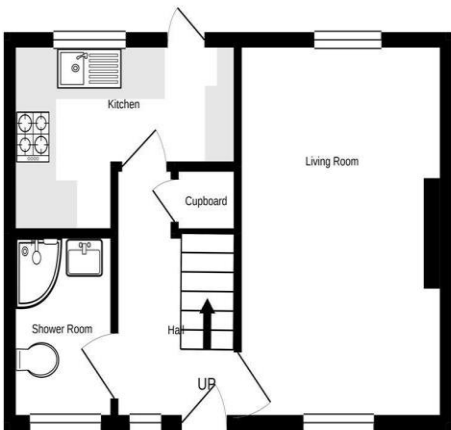
### DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear left at the roundabout on to the A4. Continue along and bear left again at the traffic lights in to Church Street. Follow the road around to the left and continue along Mill Street which leads in to Anchor Road. At the top of the hill the property can be found on the right hand side.



GROUND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.

1ST FLOOR  
312 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 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.  
Made with Metropix ©2021

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.

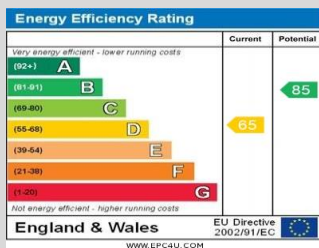
### FINANCIAL ADVICE

Free independent financial advice is available. Please call us for more information.

### COUNCIL TAX BAND

The council tax band for this property is band B

### PROPERTY RATING



Charles Faye Estate Agents

25 High Street

Calne

Wiltshire

SN11 0BS

01249 822555

sales@charlesfaye.co.uk

lettings@charlesfaye.co.uk

www.charlesfaye.co.uk



20 Anchor Road  
Calne, SN11 8DU

£245,000

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

  
charles faye  
sales and lettings



20 Anchor Road, Calne

Gardener’s delight! This terraced property offers an ideal blend of comfort and convenience, situated within walking distance of the town centre. The home features a living room that boasts delightful views over the rear garden, creating a relaxing and airy atmosphere. The modern kitchen is stylish and functional, perfect for everyday cooking and entertaining. The property comprises three well-proportioned bedrooms, providing ample space for family living or guest accommodation. A shower room adds to the home’s practicality and appeal. One of the standout features of this residence is its generous rear garden, which not only provides a wonderful outdoor space for recreation and relaxation but also benefits from a serene setting bordering a river, adding a peaceful, natural backdrop to the home. Whether you're a first-time buyer, downsizing, or looking for a conveniently located family home, this property features family living all set in an accessible location.

- Terraced Property
  - Modern Kitchen
  - Three Bedrooms
  - Good Size Rear Garden Bordering River
- Walking Distance To The Town
  - Living Room Overlooking Rear Garden
  - Gardens To Front And Rear
  - Ample On Street Parking

PROPERTY FRONT

Gated pathway leading to entrance door with canopy porch over.

ENTRANCE HALLWAY

Upvc double glazed window to front, stairs rising to first floor, doors to living room, downstairs shower room and kitchen, under stairs cupboard, radiator, tiled flooring.

LIVING ROOM 14' 2" x 10' 0" (4.31m x 3.05m)

Dual aspect with upvc double glazed windows to front and rear, electric fire with wooden mantel and surround, two radiators, laminate flooring.

SHOWER ROOM 6' 1" x 5' 1" (1.85m x 1.55m)

Obscured upvc double glazed window to front, fitted suit to include hidden cistern close coupled w.c., vanity wash hand basin, corner shower cubicle, tiled surrounds, radiator, tiled flooring.

KITCHEN 10' 7" x 7' 1" (3.22m x 2.16m)



Upvc double glazed window overlooking the rear garden, modern well planned fitted kitchen to include wall and base cabinets with work surface over, stainless steel sink, up stands, built in electric oven, electric hob with stainless steel cooker hood over, built in microwave, integrated dishwasher, space and plumbing for washing matching, space for tumble dryer, space for fridge freezer, upvc double glazed door to rear garden, tiled flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Upvc double glazed window to rear, loft access with drop down ladder, doors to bedrooms. The loft is a usable space with two dormer windows to rear, and flooring.

BEDROOM ONE 14' 2" x 7' 7" (4.31m x 2.31m)

Upvc double glazed windows to front and rear, built in cupboard housing boiler with a hive thermostat, two radiators.



BEDROOM TWO 10' 2" x 7' 9" (3.10m x 2.36m)

Upvc double glazed window to front, radiator.

BEDROOM THREE / OFFICE 6' 11" x 5' 11" (2.11m x 1.80m)

Upvc double glazed window to rear, radiator.

EXTERNALLY

FRONT GARDEN

Laid to lawn.

REAR GARDEN

A particular feature of the property is the generous rear garden sloping gently down to the river Marden.



Stretching across the rear of the home is a level patio and lawn with steps down to another level seating area laid with gravel with the added benefit of a garden shed and raised bed ideal for vegetables. The remaining garden is laid to lawn which gently slopes down to the river and is enclosed with fencing and has gated access to steps leading to the River Marden and with views of St Mary's Church.

PARKING

There is no allocated parking though with the relevant permission driveway parking could be to the front of the property. There is ample on street parking.,

