



📍 54 Anchor Road, Calne, SN11 8DU

📄 Price Guide £279,950

Superbly positioned overlooking Calne Recreation & Bowls Club, and backing onto the River Marden, is this exceptional terraced cottage, offering spacious and highly flexible living arrangements, that have been tastefully reconfigured, and sympathetically improved by the current owner. Offered with No Onward Chain.

- Delightful Terraced Cottage
- Significantly Improved & Beautifully Presented
- Spacious & Flexible Living Arrangements
- Two Double Bedrooms & Attic Room
- Two / Three Receptions
- Howdens Kitchen & Stunning Family Bathroom
- Generous Garden, Leading onto River Marden
- Lovely Position Overlooking Recreation & Bowls Club
- No Onward Chain

🏡 Freehold

🏠 EPC Rating D



Superbly positioned overlooking Calne Recreation & Bowls Club, and backing onto the River Marden, is this exceptional terraced cottage, offering spacious and highly flexible living arrangements, within walking distance of the town centre. The current owner has reconfigured, and sympathetically improved the property to offer a high quality home, perfect for the next buyer. Offered with No Onward Chain.

The accommodation is arranged over four levels, and briefly comprises; entrance hall, sitting room, dining room and WC on the ground level. Two double bedrooms can be found on the first floor, alongside the stunning family bathroom with stand alone tub. There is a generous attic room on the second floor, large enough to house a double bed, and benefits from lovely views over the park and bowls club. Finally there is a beautiful, fitted Howdens kitchen on the lower ground floor, with access to the rear patio area.

Externally there is a large garden, consisting of a large lawned area bordered by mature flowers, plants and shrubs, and two patio seating areas, one to the top of the garden, and the newly appointed seating area at the bottom overlooking the river marden. There is a generous brick built shed in the rear garden, with electricity for utilities. Furthermore there is an accessway to the side, leading back to the front of the property.

Parking can be found readily available on the street, or there is a useable car park opposite the property. Please note there is a right of access across the rear garden.

Situation

Anchor Road is situated close to the Heritage Quarter of Calne, just south of the town centre. Calne boasts a comprehensive range of amenities including a choice of shops and supermarkets, public library, churches and schooling for all age groups. Calne is an expanding north Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (6 miles) and Swindon (18 miles). Junctions 16 and 17 of the M4 Motorway are both easily accessible from the town, whilst a mainline railway station at Chippenham provides regular services to London Paddington. For those with recreational interests there are golf courses at North Wilts and Bowood, riding at Hampsley Hollow and fishing and walks at Blackland Lakes.

Property Information

Council Tax Band; B

Tenure; Freehold

Mains Gas, Electricity, Water & Drainage

UPVC Double Glazing & Gas Central Heating

EPC Rating; D





Denotes restricted head height

Anchor Road, Calne, SN11

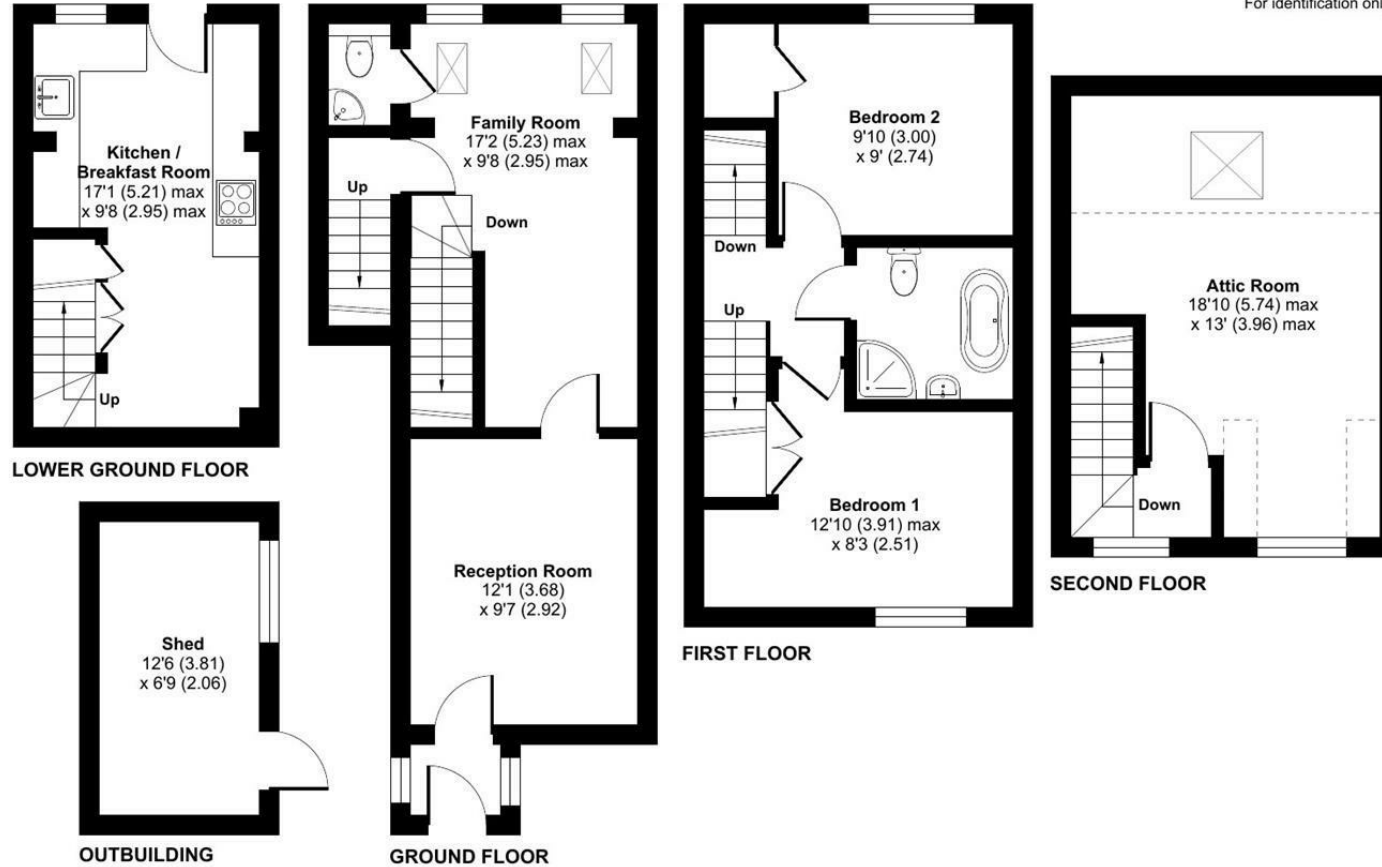
Approximate Area = 1009 sq ft / 93.7 sq m

Limited Use Area(s) = 80 sq ft / 7.4 sq m

Outbuilding = 85 sq ft / 7.9 sq m

Total = 1174 sq ft / 109 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Strakers. REF: 1122772

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