



📍 54 Anson Avenue, Calne, Wiltshire, SN11 8FU

🔗 Offers In Excess Of £200,000

A modern, well presented, two double bedroom, detached coach house with garage, and driveway parking, which is situated in a small, quiet cul-de-sac on a popular and recently established development. Offered with No Onward Chain.

- Detached Coach House
- Freehold
- Modern, Well-Proportioned Accommodation
- Two Double Bedrooms
- Open-Plan Living Area
- Garage & Driveway Parking
- Small, Quiet Cul-De-Sac
- No Onward Chain
- Perfect First Time Purchase
- Ideal Investment Opportunity

🏡 Freehold

🏠 EPC Rating C



A modern, well-proportioned, detached coach house, superbly positioned in a small, quiet cul-de-sac with views over the popular developments green area to the front.

The property offers accommodation comprising; entrance hall with stairs leading up to the first floor, hall, spacious, open-plan, dual-aspect kitchen / sitting room, two double bedrooms and a bathroom with white suite.

Externally there is a single garage with up and over door to front, large under stairs storage cupboard and internal door into the hallway. There is also parking on the driveway.

Situation

Calne provides 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. There are also the archaeological sites of Avebury Stone Circle, Kennet Long Barrow and Silbury Hill within easy travelling distance.

Property Information

Tenure; Freehold

Mains Water, Electricity, Gas and Drainage.

Gas Fired Central Heating

EPC Rating; C

Council Tax Band: B



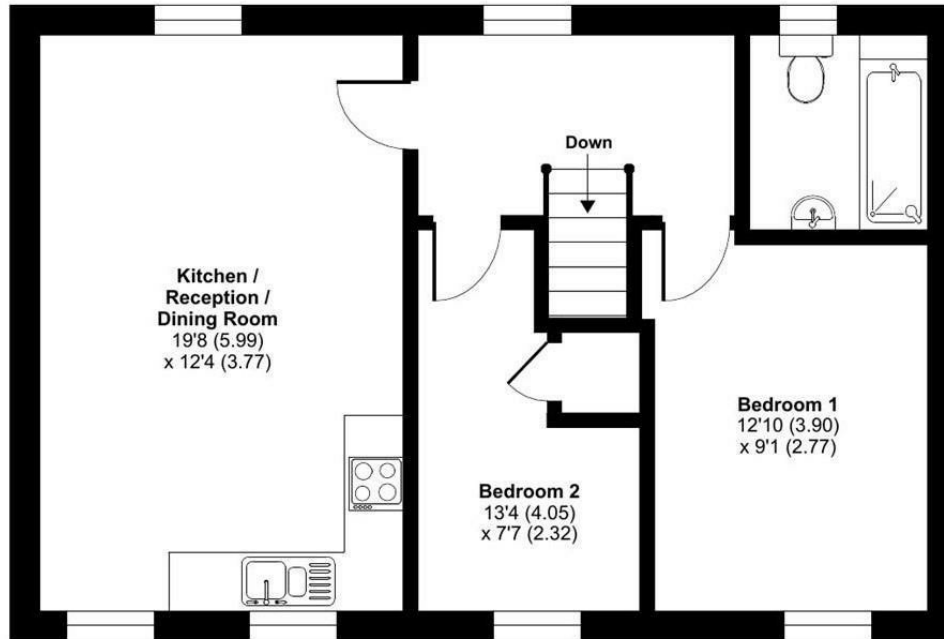
Anson Avenue, Calne, SN11

Approximate Area = 595 sq ft / 55.2 sq m

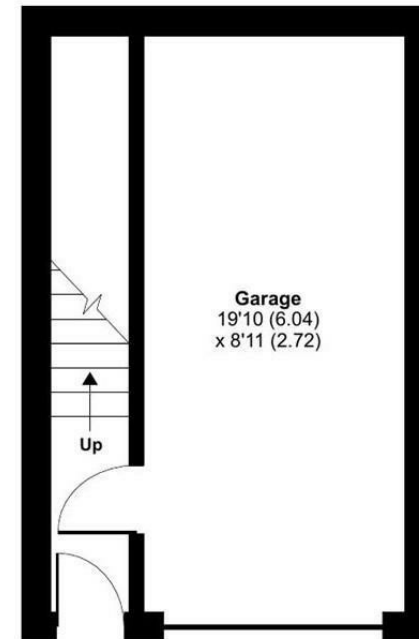
Garage = 237 sq ft / 22 sq m

Total = 832 sq ft / 77.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1231306

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