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5 Market Hill, Calne, Wiltshire, SN11 0BU

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Offers In Excess Of £260,000

A wonderful opportuntiy to purchase a five bedroom, five reception room, period townhouse, with potential to modernise, and No Onward Chain; superbly positioned in the heart of Calne town centre.

- Substantial, Period Townhouse
- No Onward Chain
- Five Bedrooms & Five Receptions
- Over 2500 Sq Ft of Accommodation
- Spacious & Versatile Living Arrangements
- Potential to Modernise & Improve
- Enclosed Rear Garden
- On-Street Parking Nearby
- Heart of Calne Town Centre
- Grade II Listed

Freehold

EPC Rating E









A spacious five bedroom townhouse situated in the heart of Calne. In need of modernisation with pleasant enclosed rear garden, and offered with No Onward Chain.

The Grade II house has accommodation over 3 floors plus a useful cellar. On the ground floor; entrance hall, front reception (former shop), living room, dining room, conservatory, kitchen, stores and cloakroom. On the first floor; landing, 3 bedrooms and a bathroom and on the second floor; landing, and 2 bedrooms/attic rooms. There are many exposed features including beams and fireplaces. Gas heating.

At the rear there is a private patio area and step lead up to a lawned garden with shed and flower borders. All enclosed by a stone wall. On street parking available nearby.

Situation
Calne is a historic market town situated on the edge of the North Wessex Downs National Landscape, offering an excellent range of amenities and a convenient location within north Wiltshire. The town provides a comprehensive selection of supermarkets, independent retailers, cafés, restaurants, schools, healthcare facilities and leisure amenities, making it a popular choice for families, professionals and investors alike.

The town enjoys good transport links, with easy access to the A4 and A3102, providing convenient connections to Chippenham, Marlborough, Bath and Swindon. Junction 17 of the M4 motorway is approximately 10 miles away, while mainline rail services to London Paddington, Bristol and South Wales are available from nearby Chippenham.

Steeped in history, Calne is perhaps best known for its heritage as a former market and milling town and for its association with the historic Bowood Estate. The town is well placed for access to nearby attractions including Bowood House and Gardens, the picturesque village of Lacock and the Kennet & Avon Canal, together with a wealth of walking and cycling routes through the surrounding countryside.

Combining historic character with modern amenities, excellent transport links and access to some of Wiltshire's most attractive countryside, Calne continues to be a desirable location for owner-occupiers, landlords and developers, offering broad appeal across the residential property market.

Property Information
Council Tax Band: C

Freehold

Mains Gas, Electricity, Water & Drainage

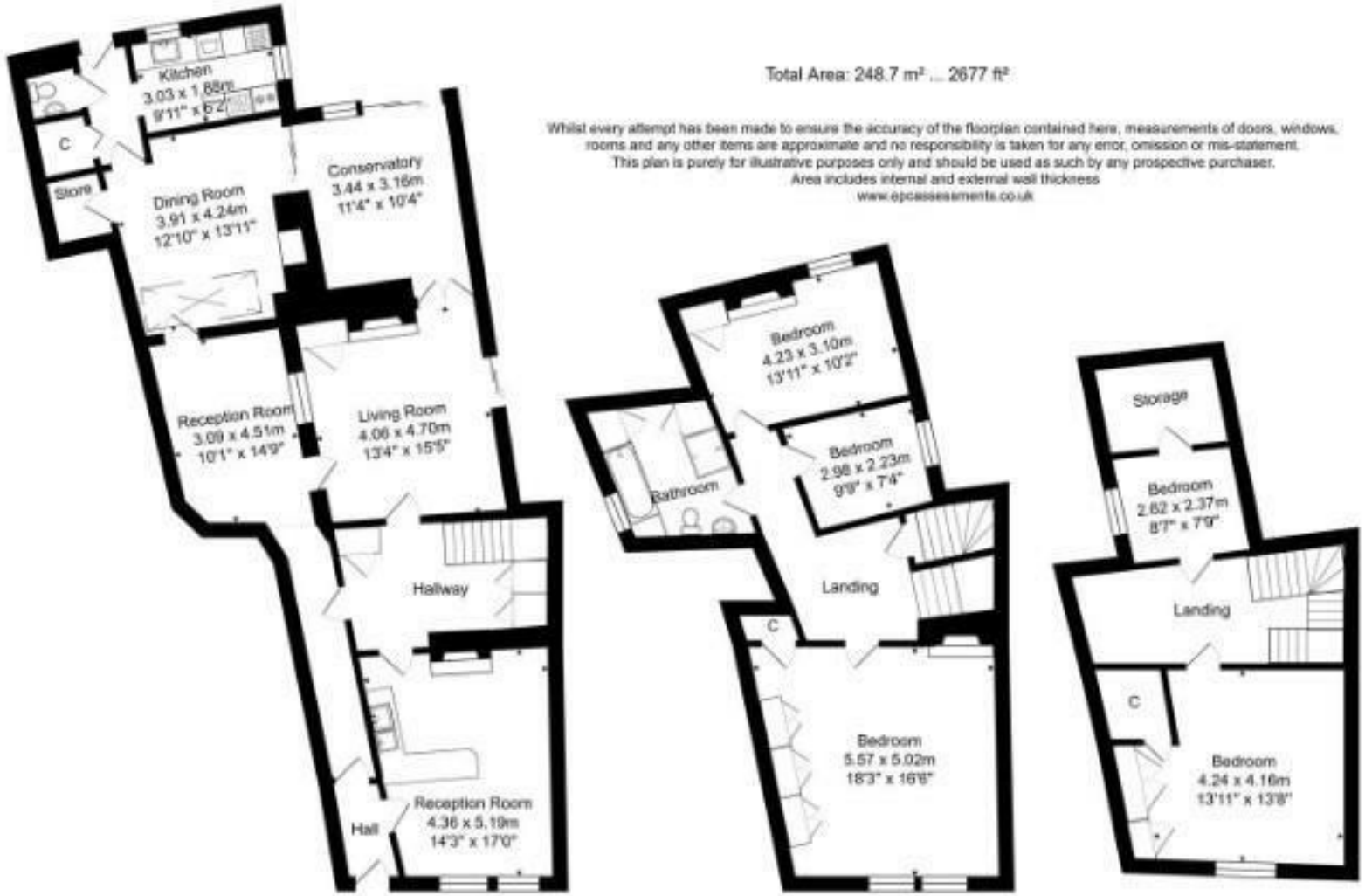
EPC Rating: E

Grade II Listed









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