



Back Road, Calne
Calne

Guide Price
£184,500

Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Auction End Date: 16/12/25 14:00

Welcome to Back Road, a charming two bedroom semi detached home tucked away close to the centre of the market town of Calne, Wiltshire. With a cosy feel, driveway parking, two great sized bedrooms, with ensuite to master, and a low maintenance rear garden this property is an ideal first time buy or investment. Brought to market by sole selling agent Atwell Martin, call now to arrange your viewing.

Location

Calne, the 'Town of Discovery' is situated in the heart of the Wiltshire countryside. The town retains many buildings of historical interest, including St Marys, a beautiful example of a 12th Century Parish Church. Modern day Calne benefits from a weekly market and various sports and leisure facilities. There is also a selection of shops and supermarkets, a library, public and private schooling for all ages. Just outside the town is the village of Cherhill. Here you will find Wiltshire's most dramatic White Horse carved on the chalk hillside below an ironage fort. A short drive away are the UNESCO Word Heritage Sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey and the Georgian City of Bath. A couple of miles away is Bowood House with beautiful gardens and luxury Hotel, Spa and Golf Resort.

There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in the nearby town of Chippenham there is an excellent mainline service to London for commuters.

Accommodation

Ground floor comprising of...Entrance porch with space for coat and shoe storage leads you into a bright living room with views to the front of the property and staircase to first floor. The kitchen is located at the rear and consumes the width of the property with an open plan kitchen / dining space. The kitchen area has a variety of all and base







Calne Sales

13 High Street, Calne Wiltshire, SN11 0BS

01249 813813

res.calne@atwellmartin.co.uk
<https://calne.atwellmartin.co.uk/>