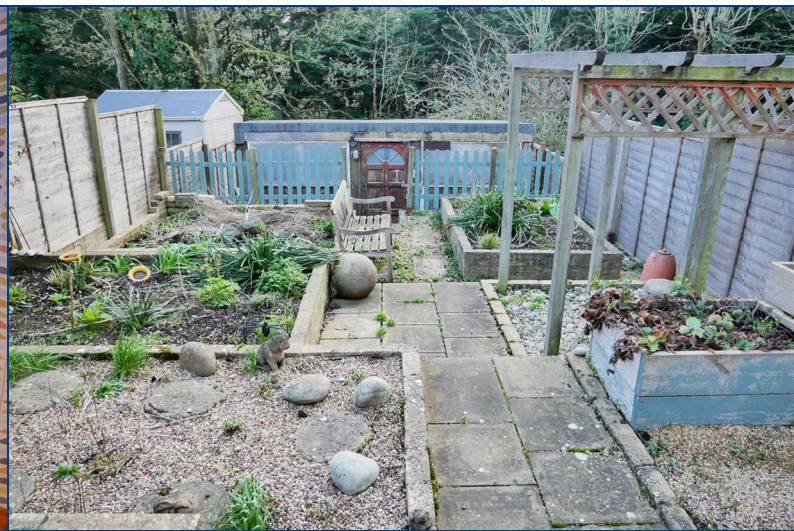


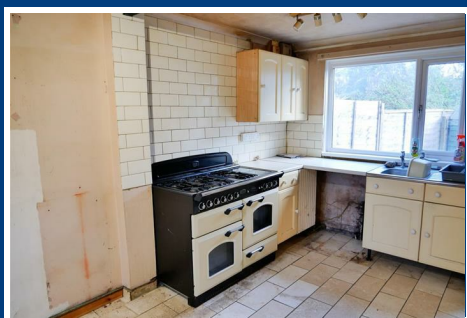


**Anchor Road, Calne**  
**£110,000**



# Anchor Road, Calne

## £110,000



### LOCATION

The home is well located being adjacent to the River Marden in the centre of Calne. Very close by there is the Calne Bowls club and Calne's recreation ground, with park and outdoor facilities. A gentle walk takes you to the Heritage Quarter that features the Merchant Green, Norman Church, quaint shops, and the Recreation Fields. Close by is 'The Doctor's Pond' which with Bowood was involved in the discovery of oxygen. The centre of Calne is also a gentle walk away with multiple facilities.

### THE HOME

In need of cosmetic refurbishment throughout. The home has the benefit of double glazing and the roof has been re-tiled in recent years.

Outlined in more detail as follows;

### ENTRANCE HALL

With access to the living room and dining kitchen, plus stairs rise to the first floor.

### LIVING ROOM

Dual aspect with windows viewing out to the front and also over the rear garden. Wood flooring.

### DINING KITCHEN

Dual aspect with windows to front and rear aspects. Fitted with wall and base units and including a Rangemaster range cooker. Space and plumbing for dishwasher. Ample space to accommodate a dining set.

### UTILITY

This is where the floor-standing combi boiler is located. Door to the rear garden.

### UPSTAIRS LANDING

With access to both bedrooms and the bathroom. Access to the loft which has a drop-down ladder, light and is boarded.

### BEDROOM ONE

Dual aspect with windows viewing to the front and rear. Built-in wardrobe.

### BEDROOM TWO

Double bedroom with window to the front.

### BATHROOM

Obscure glazed window to the rear aspect. Bath with electric shower over, basin and wc.

### REAR GARDEN

South-facing garden. Fully paved and terraced down to a shed with power and light and gated access to the rear footpath and river bank.

### SERVICES

All services are connected to mains supply.

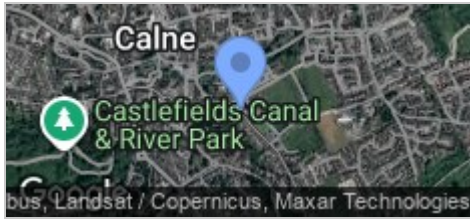
Council Tax Band B



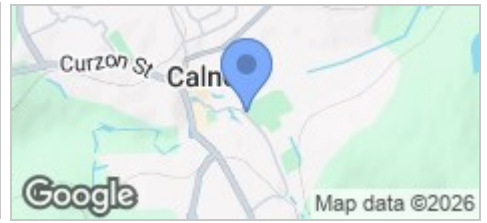
### Road Map



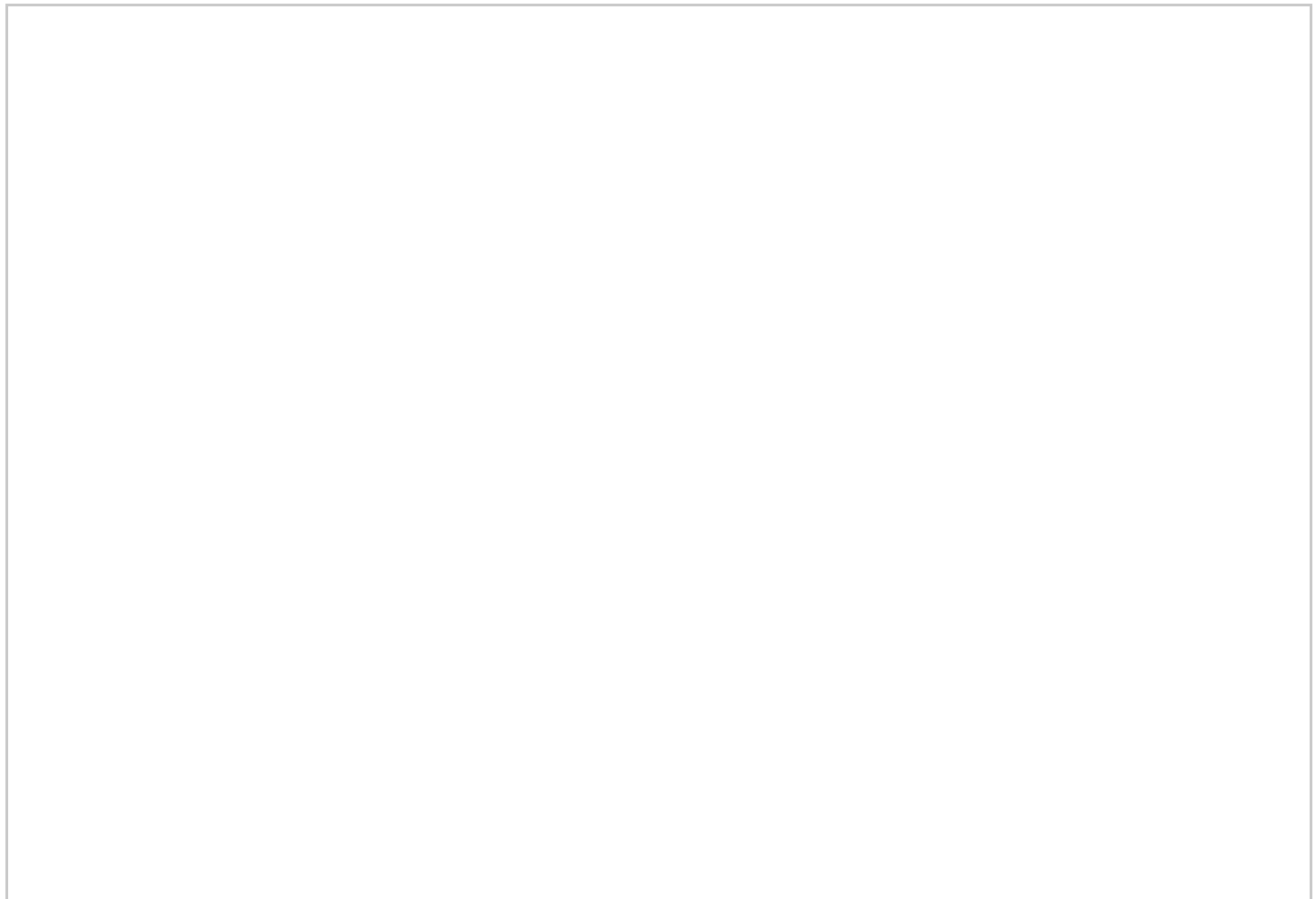
### Hybrid Map



### Terrain Map



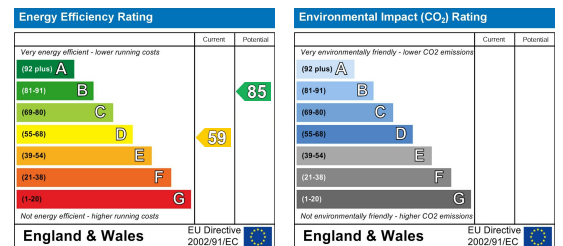
## Floor Plan



## Viewing

Please contact our Calne Office on 01249 821110 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.