

Anson Avenue, SN11 8FU

Calne

Guide Price

£225,000

Bedrooms: 2 | **Bathrooms:** 1

Atwell Martin are delighted to present this well appointed two bedroom coach house, offered for sale with no onward chain, and situated on the popular Steeple Chase development.

The property offers well presented accommodation, comprising two generous sized bedrooms, a family bathroom, and a spacious open plan living, kitchen and dining area, creating a bright and versatile space ideal for modern living. A welcoming entrance hall provides access to the integral garage.

Externally, the property benefits from a private courtyard rear garden, predominantly laid to gravel for ease of maintenance, along with allocated parking.

Further benefits include a part-boarded loft space, offering useful additional storage and potential for future conversion, subject to the necessary planning permissions and building regulations.

An excellent opportunity for first-time buyers, couples or investors alike. Early viewing is highly recommended to fully appreciate the accommodation and convenient features this property has to offer.

Situation -

Anson Avenue is situated on the east side of the town within the popular Hawker Hurricane development.

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.

Viewings - Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 13 High Street, Calne, Wiltshire, SN11 0BS

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band B

Tenure - Freehold

Management Fee - Approx £200.92 PA








The Mess Dress
Peter Storm




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S



Calne Sales

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