



## 82 Anchor Road

Calne, SN11 8DX

**Guide Price £315,000**

Welcome to 82 Anchor Road, Calne, A three bedroom detached home situated on the eastern side of Calne, popular for its convenient setting. The area is within reach of local schools, open green spaces and everyday amenities, while the nearby A4 provides straightforward road links toward Chippenham and Marlborough.

Residents also benefit from easy access to riverside and countryside walks around the River Marden and surrounding Wiltshire Countryside, offering a pleasant balance between town convenience and outdoor lifestyle. With a mix of homes, Anchor Road remains a sought after part of town.

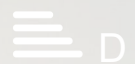
The property is accessed from Anchor Road leading into the entrance hall, three double bedrooms and bathroom. The stairs lead down to a good size hall where a home office could sit, utility room with space for under counter appliances such as a washing machine and tumble dryer as well as a toilet and the open plan living space with kitchen including a breakfast bar and door onto the enclosed rear garden.

The property further benefits from driveway parking to the front, an enclosed rear garden with gated access and views of the river, gas central heating and double glazing.

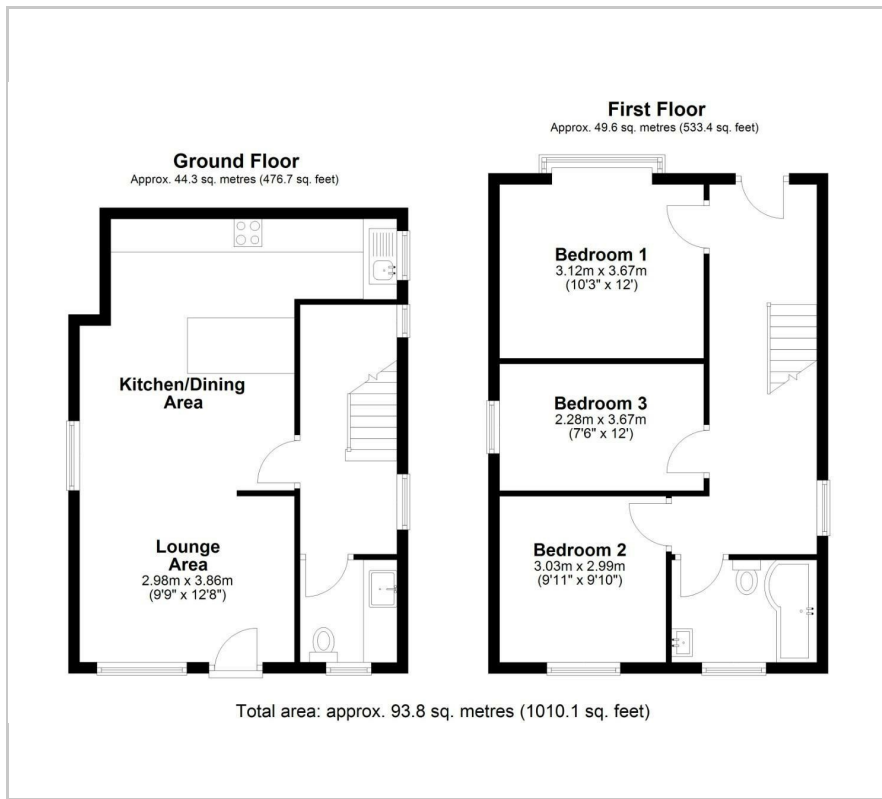
- Chain free
- Three double bedroom detached home
- Enclosed rear garden
- Driveway parking
- Gas central heating
- Double glazing

### Viewing

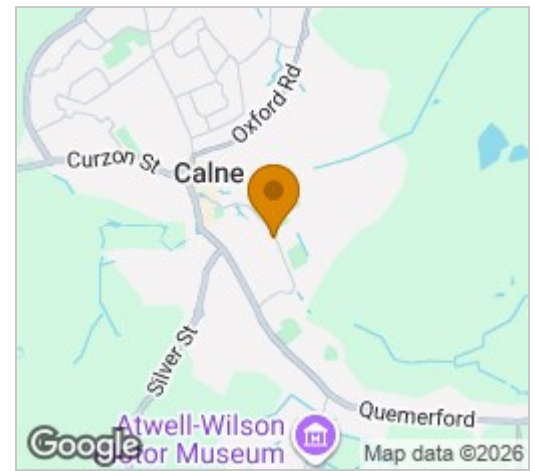
Please contact our Blueleaf Property Office on 01225 839050 if you wish to arrange a viewing appointment for this property or require further information.



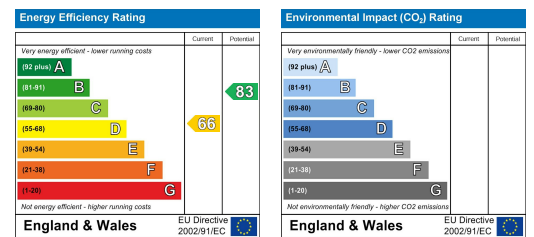
## Floor Plan



## Area Map



## Energy Efficiency Graph



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