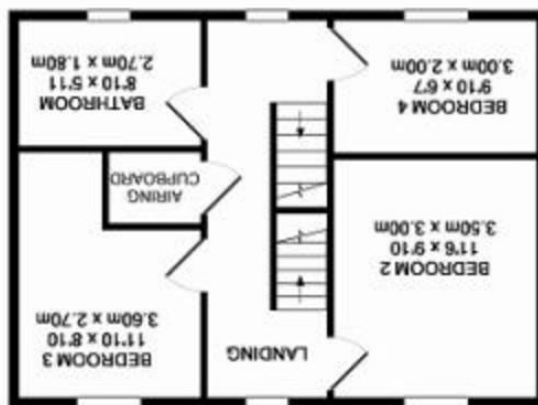


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

TOTAL APPROX. FLOOR AREA 1422 SQ.FT. (132.1 SQ.M.)

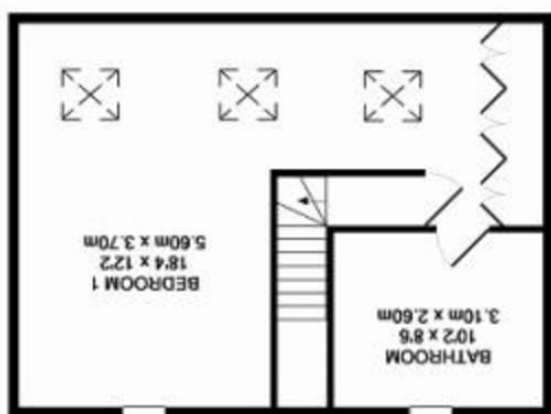
1ST FLOOR
APPROX. FLOOR
AREA 444 SQ.FT.
(41.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 520 SQ.FT.
(48.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 458 SQ.FT.
(42.6 SQ.M.)



15 Holly Crescent, Corsham, Wiltshire, SN13 9GD

David Ingram

RESIDENTIAL

15 Holly Crescent, Corsham, Wiltshire, SN13 9GD

- Spacious three storey townhouse
- Very well presented throughout
- Building regs approval for a utility room
- Garage and off street parking
- Four bedrooms, two bathrooms
- Good sized kitchen/diner
- Well enclosed garden
- Close to lakeside and woodland walks

Offers in the Region of £350,000

Situation and Description

A very well presented and generously proportioned three storey townhouse which is situated on the edge of the popular Katherine Park development within easy walking distance of lakes and woodland walks.

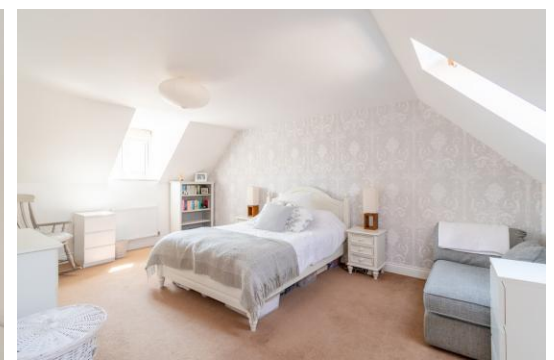
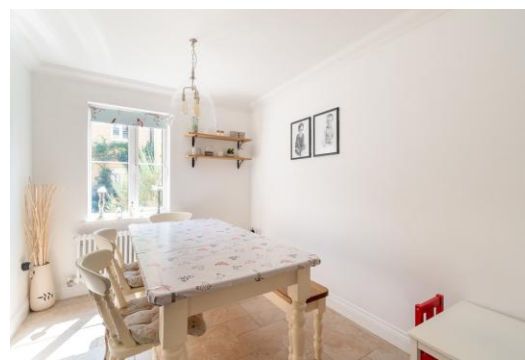
The property offers spacious accommodation over three floors comprising; entrance hall, full depth sitting room opening onto the rear garden, superb open plan kitchen/diner, rear lobby with cloakroom off, three good sized bedrooms and a family bathroom on the first floor and a fabulous master bedroom on the top floor with spacious en suite and dressing area.

NB - Building regulations approval has been granted for a utility room to be built to the rear of the property.

Externally there is a well enclosed garden, single garage and off street parking.

Holly Crescent is a popular cul de sac which is situated on the edge of the popular Katherine Park development with lovely lakeside and woodland walks almost on the door step, and within easy access of Corsham's picturesque and historic high street which offers a variety of interesting shops, cafes and restaurants. Other local amenities include junior and comprehensive schooling, doctors surgery and leisure centre. Ideally placed for access to the A4, the Georgian city of Bath is within 9 miles with it's vast array of shopping, cultural and leisure amenities and high speed rail service to London, which is also available at nearby Chippenham. There is also fast road access to the M4 motorway via junction 17.

EPC Rating - C



Directions

From the Co-Op car park turn left onto Newlands Road. Turn right at the mini roundabout onto Pickwick Road. Take the left turning at the next mini roundabout onto Valley Road. Take the fourth turning right onto Freestone Way. The property can be found on the right hand side just as you enter Katherine Park.