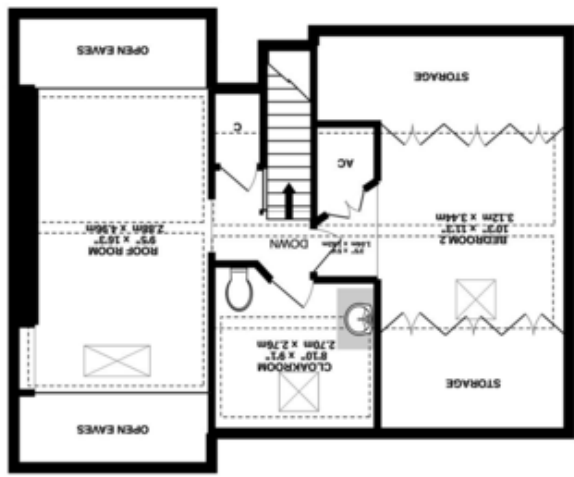


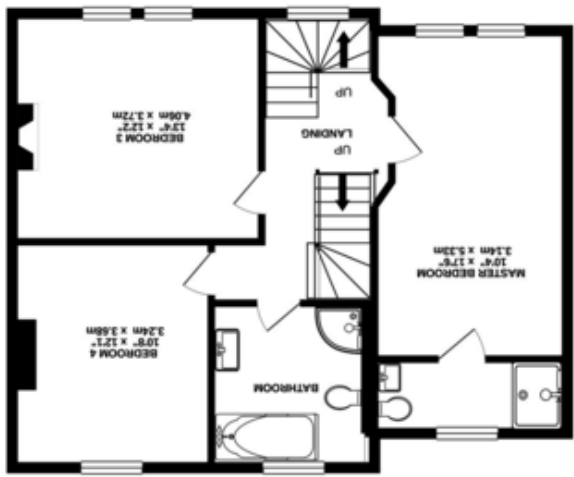
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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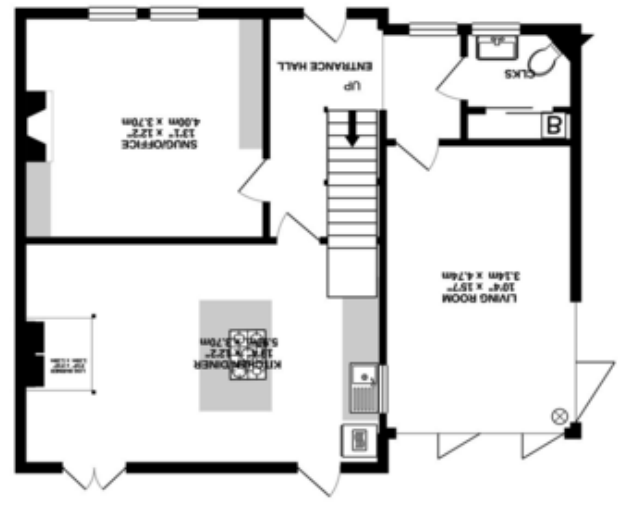
TOTAL FLOOR AREA : 2008 sq.ft. (186.6 sq.m.) approx.



TOP FLOOR
645 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



GROUND FLOOR
683 sq.ft. (63.4 sq.m.) approx.



15 Hastings Road, Corsham, Wiltshire, SN13 9HQ

David Ingram
RESIDENTIAL

15 Hastings Road, Corsham, Wiltshire, SN13 9HQ

- Four double bedrooms, two bathrooms
- Beautifully presented throughout
- Bi-fold doors to the side and rear
- Convenient location close to schools and amenities
- Two reception rooms
- High specification kitchen and bathroom fittings
- Good sized, private gardens
- Off street parking for two cars

Guide Price £650,000

Situation and Description

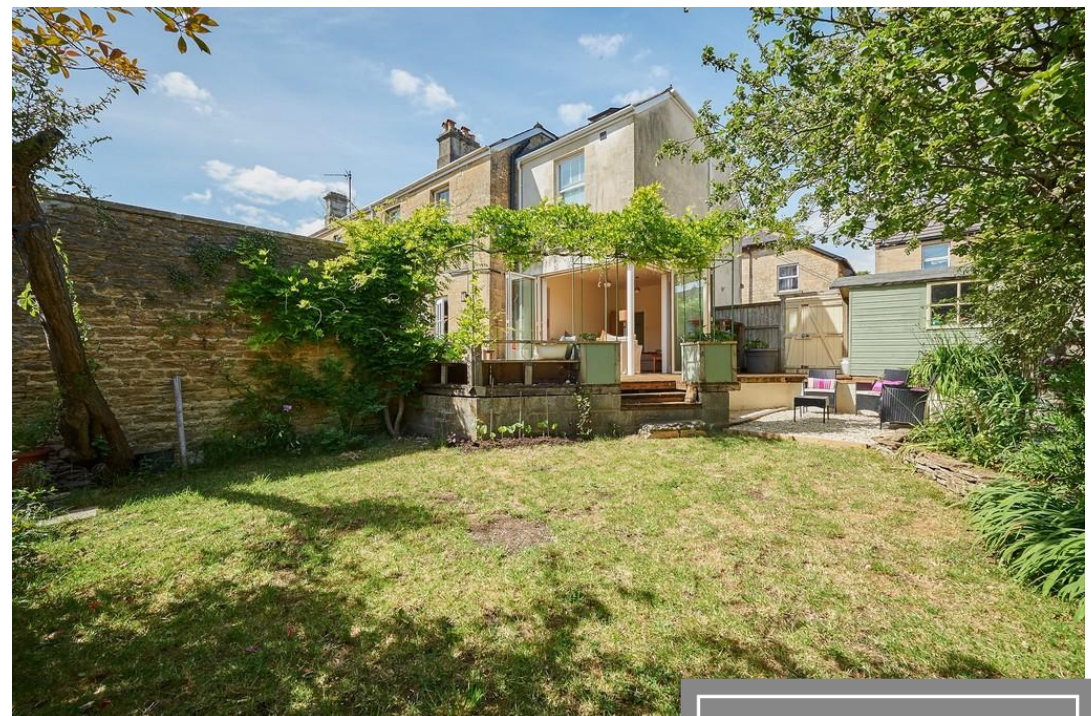
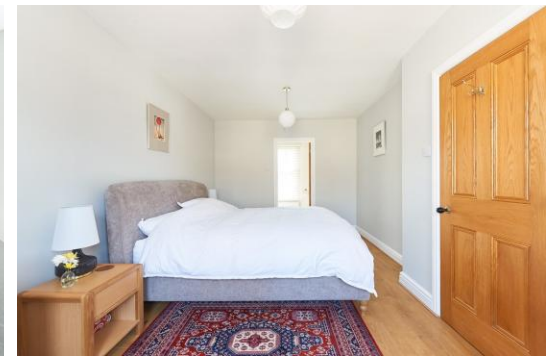
A superior quality semi detached Victorian house which has been significantly extended and sympathetically renovated to provide an enviable level of accommodation which comprises entrance hall, large cloakroom with Villeroy & Boch suite and extensive built in storage, contemporary living room with bi-fold doors to two sides which opens the room onto a decked seating area, kitchen/diner with a high quality range of units and fittings and granite work surfaces, French doors opening onto the rear garden and feature fireplace with inset gas wood burning stove style fire, cosy snug/office with feature working fireplace and bespoke built in storage, spacious landing area, spacious master bedroom with en suite shower room and two further double bedrooms on the first floor and a good sized bathroom with 'Duravit' four piece white suite and on the second floor there is a light and airy double bedroom with extensive eaves storage, charming loft room and a recently fitted cloakroom with contemporary suite.

Externally there an easily maintainable garden to the front with low level Bath stone walling. To the rear there is a good sized, private garden comprising of a level lawned area, large decked seating area, attractive paved patio seating area with covered Pergola and detached outbuilding/utility with power and lighting, plumbing for a washing and window to side. The side garden is enclosed by fencing and there is gated access to the front and parking area.

Parking - Gravelled driveway/parking area with space for two cars.

Corsham is a pretty and historic town of architectural significance, located on the southern fringes of the Cotswold's, an area of outstanding natural beauty and some 8 miles North East of the fine Georgian City of Bath. The town, noted for its fine High Street, has a wealth of beautiful and historic buildings dating from the 16th Century such as the Alms House and the historic Corsham Court with its landscaped open parkland. The town caters for most day to day needs with a range of national and bespoke shops, coffee houses, boutiques, restaurants and a variety of public houses. Communications are excellent: Bath, Bristol and Swindon are all within easy motoring distance; there are fast road links to London and the West Country via the M4 motorway (J17 and 18 approx 15-20 minutes away); and main line rail services are available from either Bath or Chippenham to Bristol Temple Meads and London Paddington.

EPC Rating - C



Directions

From our office in the High Street, turn left onto Pickwick Road and then immediately first right into Station Road. Go past the cricket ground and take the second right into Hastings Road where the property will be found on the left hand side.