

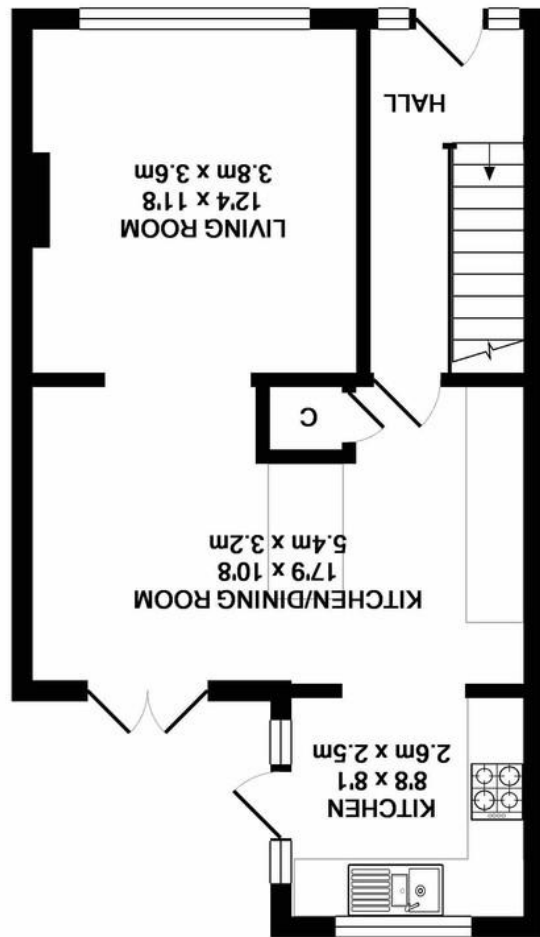
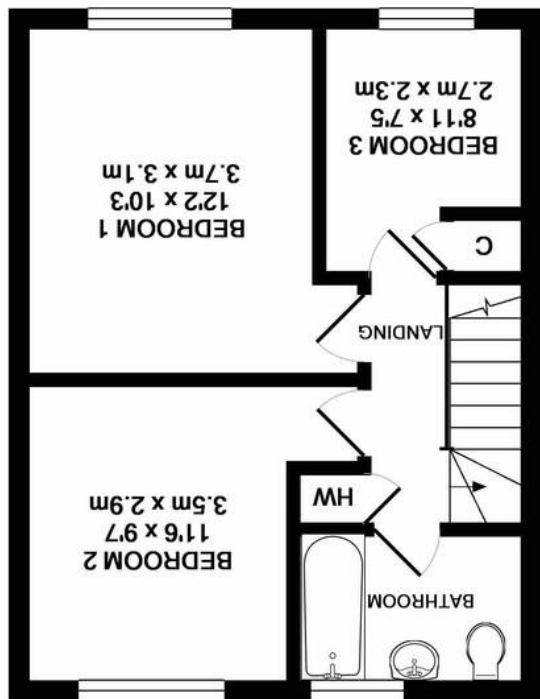
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

The floor plan is provided in good faith and believed to be accurate, but location and sizes of rooms, doors and windows are provided for guidance only and as such should not be relied upon. If any aspect of the plan is important to you, please contact our office.
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TOTAL APPROX. FLOOR AREA 872 SQ.FT. (81.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.4 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 469 SQ.FT.
(43.6 SQ.M.)



58 Pine Close, Corsham, Wiltshire, SN13 0LB

- Three bedroom, two reception rooms
- Good sized gardens
- Garage and driveway parking
- Refitted kitchen and bathroom
- Neutral décor throughout
- UPVC double glazing and gas central heating

£250,000

Situation and Description

A well presented and extended semi detached house which is situated on an established development off Leafy Lane on the outskirts of Corsham. The property offers accommodation comprising entrance hall, part open plan sitting/dining room with feature Bath stone fireplace and French doors opening onto the rear garden, superb kitchen/breakfast room fitted with a modern range of units and some integrated appliances, two double bedrooms, one single bedroom and a bathroom with white suite.

Front

Level, lawned garden with path to front door and gated access to rear.

Rear

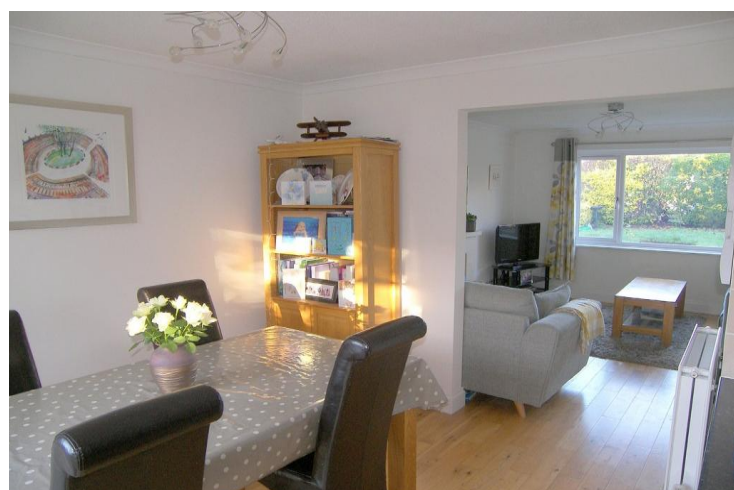
Private, well enclosed garden with good sized lawned area, shrub beds, ornamental bushes and paved patio seating area.

Garage

Single unit with up and over door to front and driveway parking for 1 -2 cars.

Corsham's picturesque and historic high street which is within easy access 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 - D



Directions

Leave Corsham on the A4 towards Bath. After about 1 mile, turn left signed Rudloe into Leafy Lane. Take the first left turning into Pine Close, follow the road round to the right and when the road splits turn left and the property can be found on the right hand side.