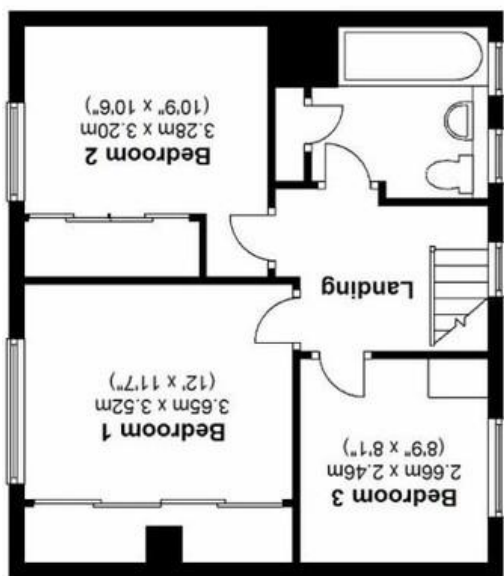


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

Total area: approx. 127.9 sq. metres (1376.2 sq. feet)



First Floor
Approx. 44.3 sq. metres (476.4 sq. feet)



Ground Floor
Approx. 83.6 sq. metres (899.8 sq. feet)



7 Kings Avenue, Corsham, Wiltshire, SN13 0EF

- Spacious, extended semi detached house
- Three/four bedrooms
- UPVC double glazing and gas central heating
- Garage and ample driveway parking
- Well presented throughout
- Fabulous kitchen/dining/family room
- Private, part walled garden
- Close to schools and amenities

OIEO £280,000

Situation and Description

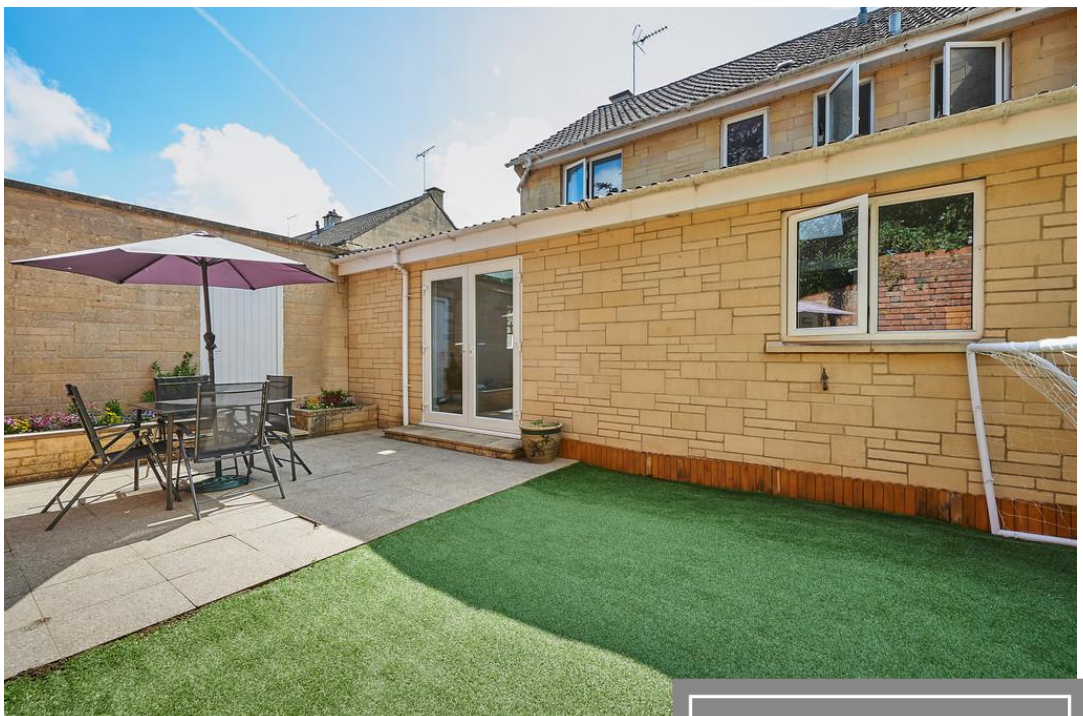
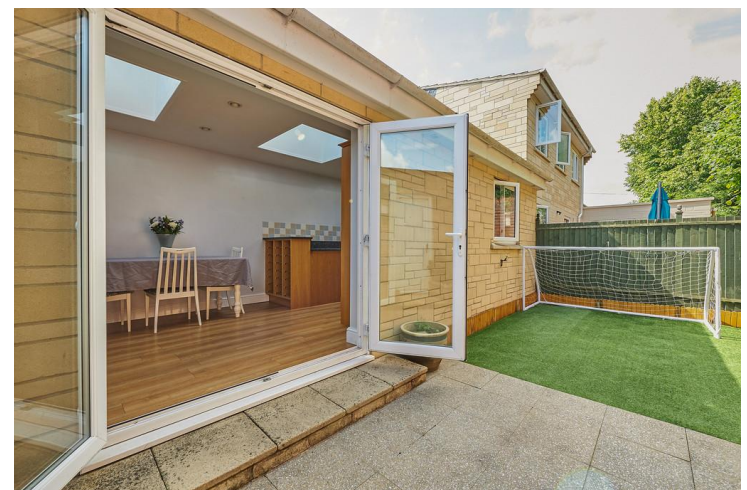
A well presented and thoughtfully extended semi detached house which is conveniently situated within easy walking distance of the town centre and amenities.

The property offers flexible accommodation over two floors comprising entrance hall, sitting room, fabulous kitchen/dining/family room with large skylights and French doors opening onto the rear garden, bedroom 4/study, utility area, two double bedrooms, one single bedroom and a bathroom with white suite.

Externally there is a modest but private and well enclosed garden, single garage and ample driveway parking.

Every facility in Corsham is within a ten to fifteen minute walk including the primary school, secondary school, sports centre, library, the arts centre and cricket club (each of which have children's activities), the picturesque high street with its variety of interesting shops, cafes, public houses and Corsham Court with its lovely grounds. More comprehensive shopping and leisure facilities are available in The World Heritage City of Bath within about nine miles which has a mainline railway station with fast access to London (Paddington) as does nearby Chippenham which is within about 4 miles. Junctions 16 and 17 of the M4 motorway are within easy reach and commuting distance of Bristol, Swindon and London.

EPC Rating - D



Directions

From Newlands Road turn left onto Priory Street, take the last right turning into Kings Avenue where the property can be found almost immediately on the left hand side.