



📍 8 Lypiatt Road, Corsham, Wiltshire, SN13 9JD

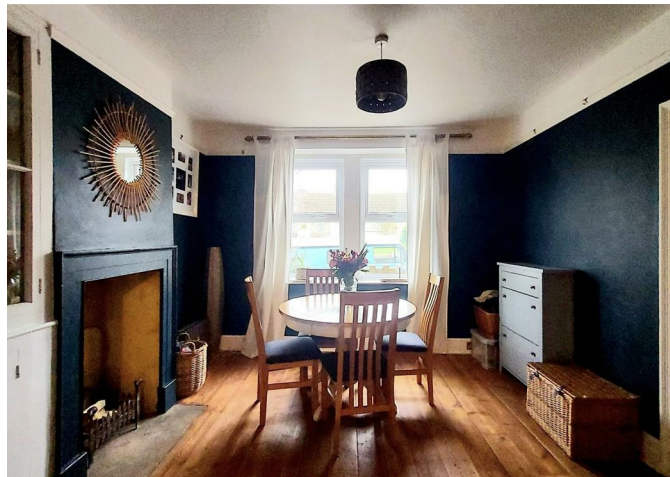
🔗 Price Guide £485,000

A short walk from the town centre this period property is mid way through a sizeable rear extension and although incomplete will give its new owner the opportunity to add value and their own styling.

- Fantastic Opportunity To Add Value And Personalize
- Currently 3 Bedroom Detached Edwardian Home Built 1910
- Full Width Ground Floor Extension Started But Will Need Completing
- Fourth Bedroom Started But Will Need Completing
- Gas Central Heating
- Double Glazing

🏠 Freehold

📊 EPC Rating E



A short walk from the town this period property is mid way through a sizeable rear extension and although incomplete will give its new owner the opportunity to add value and their own styling. The current owners almost completed the external work on a double-storey extension running the width of the property to the ground floor and partly across the first. The first floor extension will include substantially enlarging the current third bedroom, which is yet to be knocked through, whilst adding a fourth double bedroom also yet to be knocked through to the main body of the house which will make it a large family home. Built in 1910, the home is accessed into a small hallway with a further door to the main hall. Stairs rise to the first floor landing and there are doors to the living room and dining room. The living room has dual aspect windows to the front and rear, feature fireplace with log burner and shelving built into the chimney recess. The dining room also has a window to the front, feature fireplace and a dresser built into the chimney recess. The dining room is partly open plan to the kitchen which currently has wall and base units, space for a washing machine and a window and door to the ground floor extension. The current plan calls for a corner of the kitchen to become a cloakroom. The ground floor extension although unfinished is a fantastic addition to the property. It currently has a double glazed window and bi folding doors to the rear, other than that it is a shell with the original stone wall to the rear and the opportunity to personalize its finish. The existing first floor has a large bathroom suite, two double bedrooms to the front and a third single bedroom. The first floor is water tight but the rear wall remain in situ. The unfinished fourth bedrooms will be accessed off the existing landing but are currently both shells. The property is warmed by a mains gas fired heating system and is double glazed throughout and has a large rear garden.

### Corsham

Every facility in Corsham is within a ten to fifteen minute walk including the primary school, secondary school, sports center, library, the arts center 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.

### Property information

Council Tax Band: D

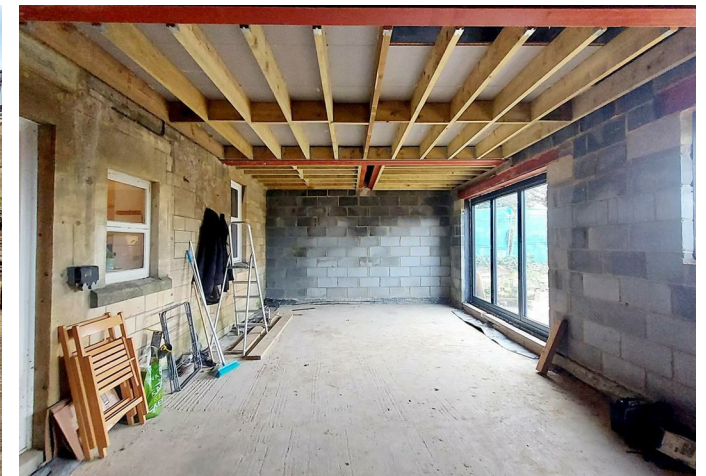
Double Glazed

Mains Services

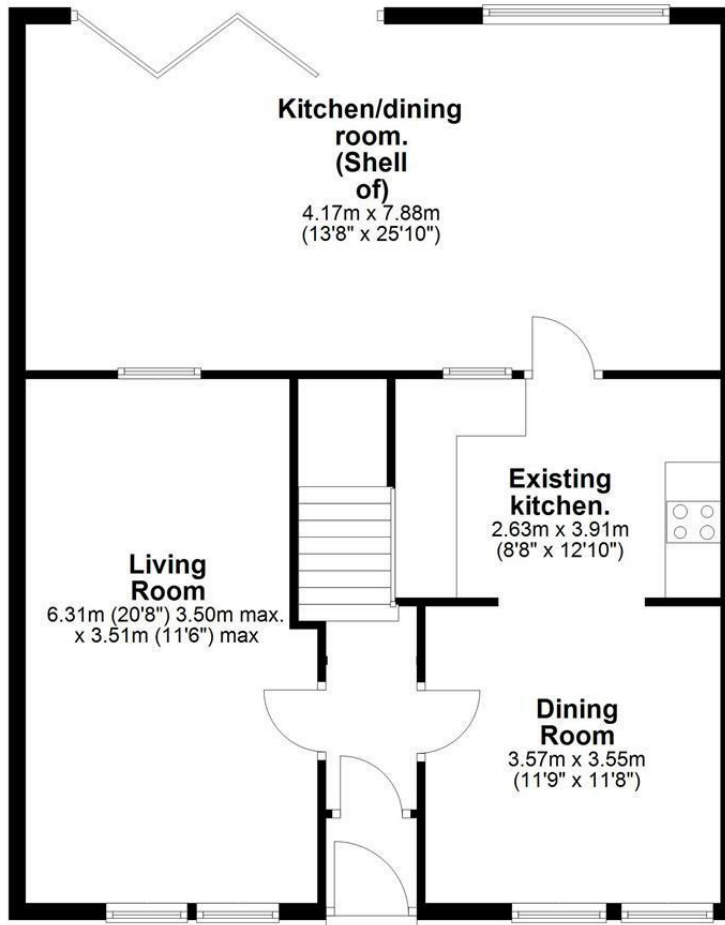
Mains Gas Fired Central Heating

EPC Rating: E

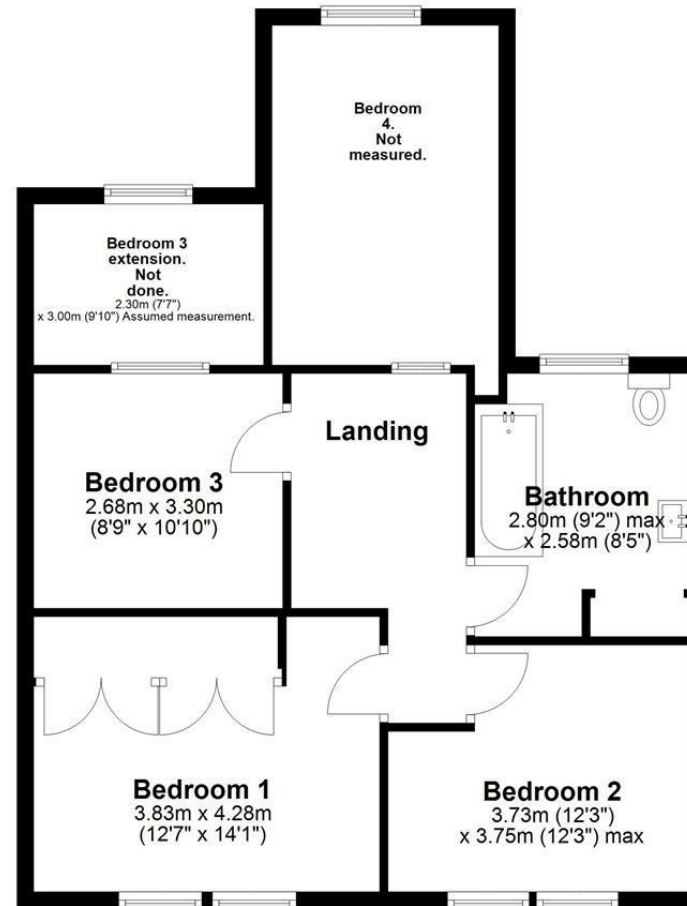
Opportunity To Improve And Add Value



### Ground Floor



### First Floor



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