



📍 12 Wastfield, Corsham, Wiltshire, SN13 9UY

🔗 Guide Price £215,000

Positioned in a small cul de sac of similar properties and sold with no onward chain, this 2 bedroom end terrace home is within an easy and short walk to the town.

- Modern 2 Bedroom End Terrace House
- Walking Distance of The High Street
- Double Glazed Throughout
- Gas Radiator Central Heating
- Allocated Parking Space
- Ideal First Time Purchase or Buy To Let Investment
- Cul De Sac Location
- Freshly Decorated And Newly Carpeted Throughout
- No Onward Chain

🏠 Freehold

🏠 EPC Rating D



Positioned in a small cul de sac of similar properties and sold with no onward chain, this 2 bedroom end terrace home is within an easy and short walk to the town. Ideally suited to a first time buyer or as a buy to let investment. The property is accessed through a double glazed door into the entrance hall where stairs take you to the first floor landing and a door leads to the main living room. With a useful under stairs storage cupboard the living room has a door to the kitchen/dining room. The kitchen has fitted wall and base units with a built in dish washer, cooker and electric hob. There is room at the dining end to comfortably take a table and four chairs. A double glazed door leads to the rear garden via an aluminum and glass conservatory which contains power and plumbing for a washing machine. On the first floor, there is an airing cupboard and doors to both bedrooms and the family bathroom. The landing has a loft access to the roof space which is fully insulated. The largest double bedroom is located to the front with a built in double wardrobe and en suite shower. The smaller second is to the rear also with a built in wardrobe. The white bathroom suite completes the upstairs. The property is double glazed throughout and warmed by gas central heating. Externally there are front and rear gardens. The front is laid to stone chippings with some established bushes and shrubs. The rear garden is enclosed by fencing to the sides and a pathway to the rear with a raised patio plus gated side pedestrian access. The property has one allocated off road parking space approximately 20 meters away from the house although there is additional parking directly outside. The property is sold with no onward chain and would make an ideal home.

#### **Situation**

Corsham is a pretty and historic town of architectural significance located on the southern fringes of the Cotswolds, 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. There are very good Primary and Secondary schools and the new Corsham Leisure Centre. 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 approximately 15 - 20 minutes away); and main line rail services are available from either Bath or Chippenham to Bristol Temple Meads and London Paddington.

#### **Property Information**

Council Tax Band: B

E.P.C Rating: D

Gas Central Heating

Off Road Parking Space

Mains Services

No Onward Chain



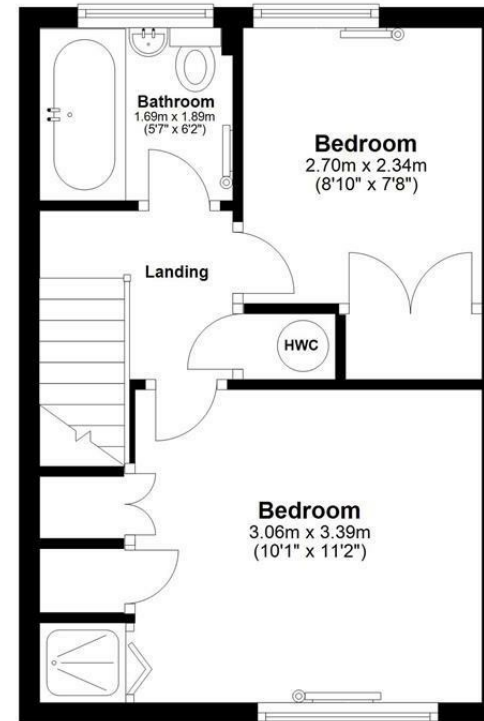
## Ground Floor

Main area: approx. 28.6 sq. metres (307.5 sq. feet)  
Plus outbuildings, approx. 7.2 sq. metres (77.9 sq. feet)



## First Floor

Approx. 28.6 sq. metres (307.5 sq. feet)



Main area: Approx. 57.1 sq. metres (615.0 sq. feet)

Plus outbuildings, approx. 7.2 sq. metres (77.9 sq. feet)

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.