



📍 16 Kings Avenue, Corsham, SN13 0EF

🔗 Price Guide £275,000

In need of internal updating this 3 bedroom semi detached home offers the buyer a fantastic opportunity to improve and add value and could become a lovely family home.

- 3 Bedrooms
- Semi Detached
- Large Front And Rear Garden
- Garage And Parking
- In Need Of Modernisation
- Double Glazed
- Potential To Extend Subject To Planning
- No Onward Chain

🏠 Freehold

🏠 EPC Rating E



In need of internal updating this 3 bedroom semi detached home offers the buyer a fantastic opportunity to improve and add value and could become a lovely family home. Set in an impressive plot and situated mid plot, the property has an entrance porch to the front which leads through to the main hallway with stairs to the first floor landing. Doors lead to the kitchen and downstairs rooms. The living room has a window overlooking the pretty rear garden and this room is partly open plan to the dining room which returns to the kitchen. In need of replacing the kitchen none the less is a good size and large enough to accommodate a kitchen table and built in appliances. To the first floor are the three bedrooms. The largest two are double with a third single located to the front. Completing the upstairs is the bathroom fitted with a bath and sink, the cloakroom being separate. The property is double glazed and warmed by electric heating. Externally it is surrounded by impressive gardens front and rear. The front is laid entirely to lawn with a long drive which will accommodate up to three family sized cars and a single garage with an up and over door. The rear is part enclosed by fencing with an attractive stone wall to the rear. It is mainly laid to lawn and has a small pond and numerous evergreen and perennial plants throughout. This is a lovely and well maintained garden and the house itself has the potential to extend and create a larger family home, subject to planning, but without compromising on the plot it sits in.

### 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: C

Double Glazed

Mains Services

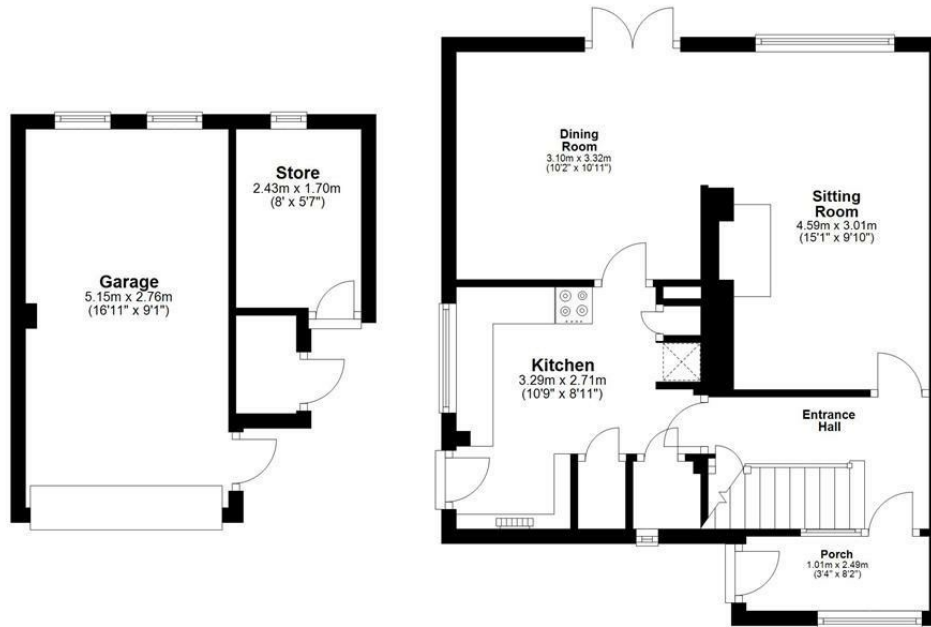
EPC Rating:

Freehold



### Ground Floor

Main area: approx. 44.4 sq. metres (478.3 sq. feet)  
Plus garages, approx. 14.2 sq. metres (152.8 sq. feet)  
Plus outbuildings, approx. 5.3 sq. metres (57.3 sq. feet)



### First Floor

Approx. 41.7 sq. metres (448.4 sq. feet)



Main area: Approx. 86.1 sq. metres (926.7 sq. feet)

Plus garages, approx. 14.2 sq. metres (152.8 sq. feet)  
Plus outbuildings, approx. 5.3 sq. metres (57.3 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.