



📍 12 South Street, Corsham, Wiltshire, SN13 9HB

🏠 Guide Price £380,000

Located within walking distance of the High Street, is this Very Pretty Victorian 3 Bedroom Period Terraced home, which been owned loved and cared for by the same owner for over 30 years sitting in this quiet lane boasting a wealth of character and charm.

- Victorian 3 Bedroom Terraced Home
- Walking Distance of High Street
- Boasting A Wealth of Character & Charm
- Private Enclosed South Facing Garden
- Two Reception Rooms Plus Cloakroom
- Tastefully Replaced Double Glazed Sash Windows
- Gas Central Heating & Open Feature Fireplace
- Early Viewing Advised With No Onward Chain

🏠 Freehold

🏠 EPC Rating E



Located within walking distance of the High Street, being only a short stroll down Station Road past the Cricket Club and picturesque arms houses beyond is this Very Pretty Victorian 3 Bedroom Period Terraced home. The property which been owned loved and cared for by the same owner for over 30 years, sits in this quiet lane boasting a wealth of character and charm.

#### **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.

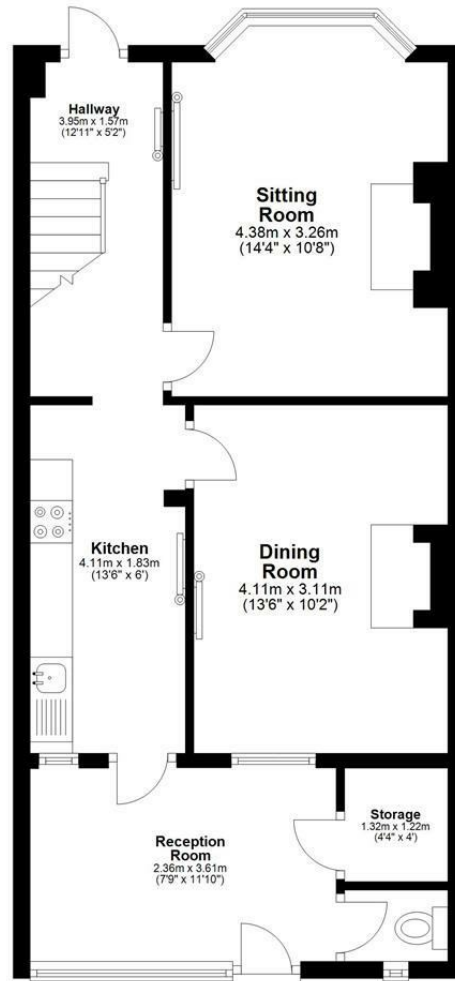
#### **Property Information**

E.P.C Rating: E



## Ground Floor

Approx. 52.7 sq. metres (567.0 sq. feet)



## First Floor

Approx. 40.3 sq. metres (433.2 sq. feet)



Total area: approx. 92.9 sq. metres (1000.3 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.