



📍 72 Ashwood Road, Rudloe, Corsham, Wiltshire, SN13 0LG

🏠 Price Guide £275,000

We are delighted to have the opportunity to bring to the market this 3 bedroom end of terrace family home located at the end of this popular cul de sac and fronting onto a quiet green.

- 3 Bedrooms
- End of Terrace Family Home
- Located In A Quiet Cul De Sac
- Conservatory
- Gardens To The Front Rear And Side
- Garage And Additional Parking

🏡 Freehold

🏠 EPC Rating E



We are delighted to have the opportunity to bring to the market this 3 bedroom end of terrace family home located at the end of this popular cul-de-sac and fronting onto a quiet green. With planning approved to extend to the side to create additional living space to the ground floor and a fourth bedroom with en suite. The property currently has an entrance porch providing useful storage space and a door to the main living room with dual aspect windows to the front and side, stairs to the first floor landing with an under stairs cupboard and a door to the kitchen dining room. The kitchen dining room itself has fitted base units with a built in cooker and hob and is open plan to the conservatory which in part has a dwarf wall and French doors to the garden and is a useful addition to the ground floor accommodation. To the first floor are the three bedrooms, two double, the main of which is situated to the front, a single and the bathroom in between with a fitted modern white suite and window to the side. The property is double glazed throughout and warmed by electric heating. Externally there are well maintained bushes and shrubs which also extends partly to the side. It is enclosed by a mixture of wall and fencing with a gate which leads to the single garage with up and over door. This property is located in a quiet cul-de-sac ideal for young families as there is no through traffic to the front and a green for children to play on. Details of the planning can be found on the council planning website, ref no PL/2022/07633 and this expires in June 2025.

#### Rudloe

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. Rudloe is a lovely community with good bus links to Bath and Chippenham. There are stunning local walks nearby as well as a coffee shop on Leafy Lane and Rudloe Hall Hotel.

#### Property information

Council Tax Band: B

Double Glazed

Mains Services

EPC Rating:

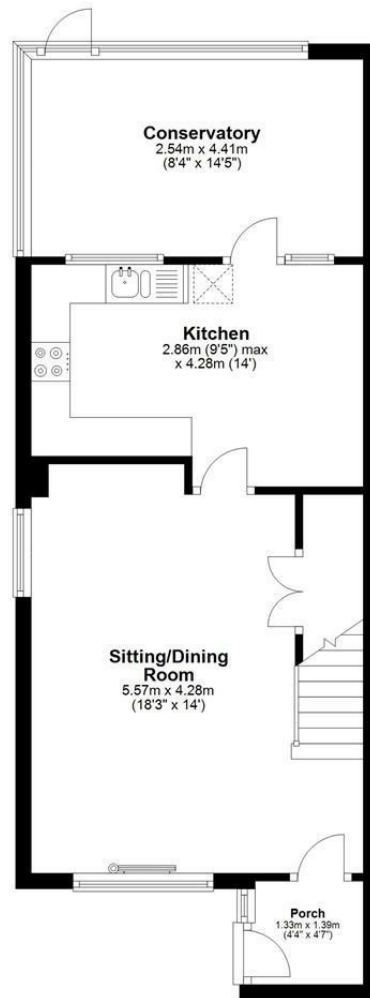
Freehold

Cul De Sac



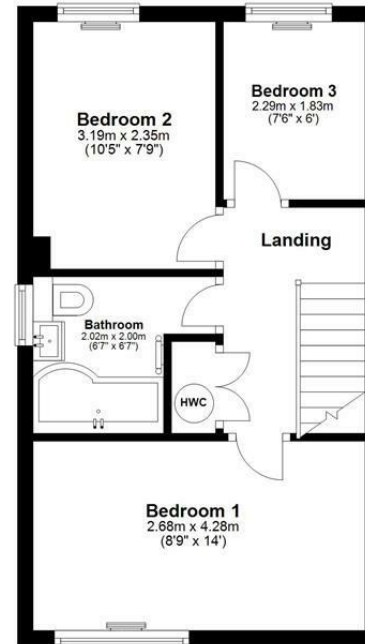
### Ground Floor

Approx. 46.8 sq. metres (503.9 sq. feet)



### First Floor

Approx. 33.5 sq. metres (360.8 sq. feet)



Total area: approx. 80.3 sq. metres (864.8 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.