



📍 14 Privet Way, Corsham, Wiltshire, SN13 9WR

🏠 Price Guide £240,000

Situated in the heart of Katherine Park this spacious and very well presented 2 bedroom semi detached coach house also has 2 separate garages. Subject to planning, one or both could be converted to provide additional ground floor space and improve its size and value.

- Semi Detached Coach House
- 2 Double Bedrooms
- Very Well Presented Throughout
- Gas Central Heating
- Double Glazing
- 2 Single Garages
- Potential To Convert The Garages Subject To Planning

🏡 Freehold

📊 EPC Rating C



Situated in the heart of Katherine Park this spacious and very well presented 2 bedroom detached coach house also has 2 separate garages. Subject to planning, one or both could be converted to provide additional ground floor space and improve its size and value. The property has a door to the ground floor and a flight of stairs leading to the upstairs living space. The current owners have created a door from the entrance hall into the garage which could, subject to planning provide a multitude of different uses. There is an under stairs cupboard within the garage as well as power and light. The first floor has a landing with a well equipped kitchen with built in electric oven, gas hob and extractor hood over and space for a washing machine and dish washer. The good sized living room has dual aspect windows to the front and side and laminate flooring throughout the upstairs. To the far side of the property are the bedrooms and bathroom. Both bedrooms are double, the main having a sky light whilst a white suite completes the upstairs. The landing has a sky light and loft access. The property is double glazed throughout and warmed by a mains gas fired central heating system. The property is very niche as it has the two single garages both of which have up and over doors.

Corsham

Every facility in Corsham is within a ten to fifteen minute walk including the primary school, secondary school, sports centre, library, the arts centre and cricket club (each of which have children's activities), the picturesque high street with its variety of interesting shops, cafes, public houses. 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

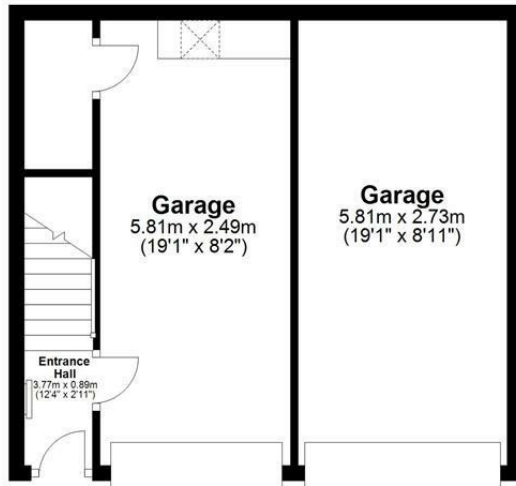
Mains Gas Fired Central Heating

EPC Rating: C



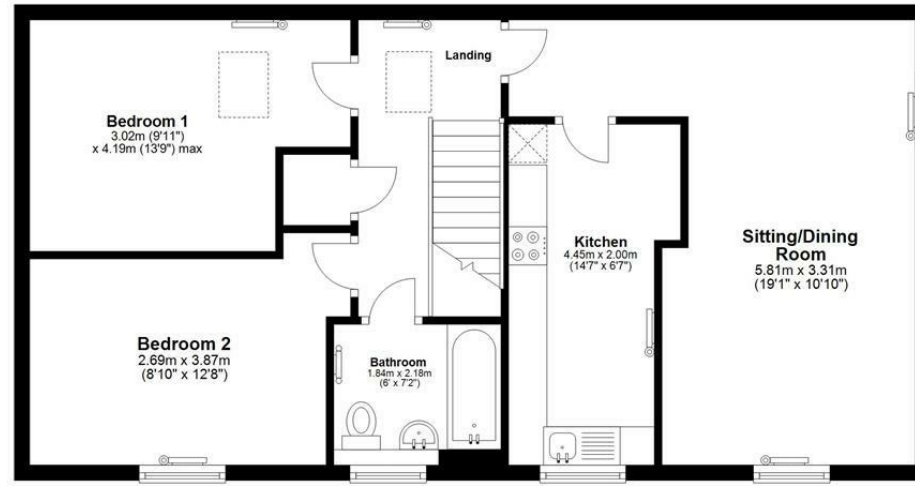
Ground Floor

Approx. 36.6 sq. metres (393.9 sq. feet)



First Floor

Approx. 67.3 sq. metres (724.0 sq. feet)



Total area: approx. 103.9 sq. metres (1117.9 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.