





📍 44 Pine Close, Corsham, SN13 0LB

🔗 Price Guide £275,000

Sold with no onward chain this 3 bedroom semi detached family home is in need of modernisation but would make a lovely family in this quiet and established cul de sac.

- 3 Bedroom Semi Detached Home
- Two Reception Rooms
- Conservatory
- Double Glazed Throughout
- Single Garage And Additional Parking
- Cul de Sac
- In Need Of Modernisation
- No Onward Chain

🏠 Freehold

📊 EPC Rating D





Sold with no onward chain this 3 bedroom semi detached family home is in need of modernisation but would make a lovely family in this quiet and established cul de sac. With good sized gardens front and rear, the property has to the ground floor an entrance hallway with stairs to the first floor landing, a useful under stairs storage cupboard and doors to the living room and kitchen which is located to the rear of the property. The living room has a window to the front, built in stone T.V corner stand and an arch to the dining room. From here there is access to the kitchen as well as a serving hatch and sliding patio doors to the conservatory which is double glazed throughout with French doors to the garden. The kitchen is fitted with wall and base units, a larder and space for a washing machine and cooker as well as sliding patio doors to the garden. To the first floor are two double bedrooms, the largest with a built in wardrobe with hanging and shelving space, a single to the front and family bathroom with coloured suite. The property is double glazed throughout and warmed by electric heating. Externally the front garden is open plan and laid to lawn with an attractive tree in the middle and path from the pavement to the front door. A path to one side with gate gives access to the rear garden and a driveway laid to concrete will accommodate one family sized car. The single garage has an up and over door and courtesy door to the side with a large shed behind. The rear garden is private and enclosed by a mixture of stone wall to the rear and fencing either side. It is laid to lawn with a border of stone chippings, a patio area and a number of established trees, bushes and shrubs.

### 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. Rudloe itself is a small community 2 miles from Corsham. Facilities include the well respected Broadwood Primary School, Rudloe Hall Hotel and Dadelion Cafe. The Quarrymans pub is also a short walk away and the walks around the area are absolutely stunning with Box Valley and Hazlebury Manor a dog walkers and ramblers delight.

### Property information

Council Tax Band: C

Double Glazed

Mains Services

Electric Heating

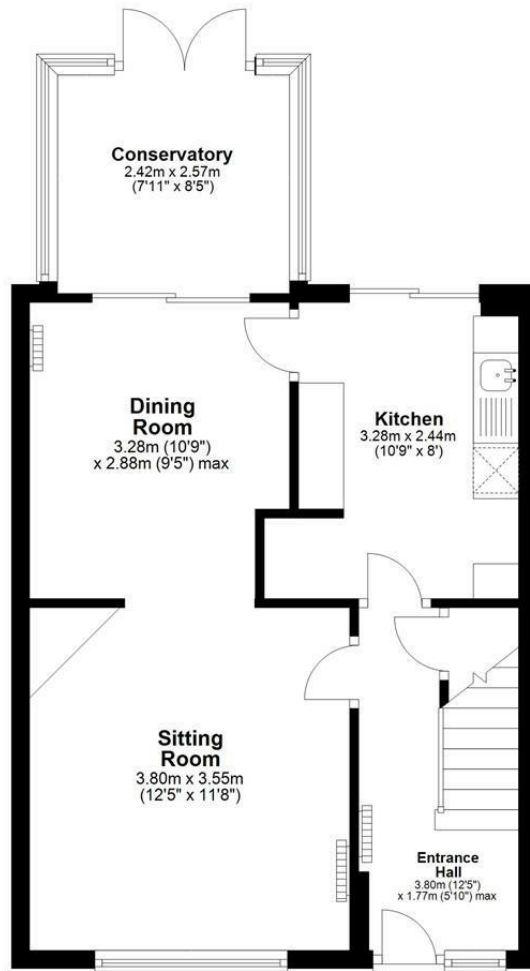
EPC Rating:

Cul De Sac



## Ground Floor

Approx. 45.3 sq. metres (487.9 sq. feet)



## First Floor

Approx. 38.9 sq. metres (418.3 sq. feet)



Total area: approx. 84.2 sq. metres (906.2 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.