



📍 10 Coulston Road, Corsham, Corsham, Wiltshire, SN13 0DU

🏠 Guide Price £275,000

We are delighted to offer for sale this Mature 3 Bedroom Family Home being walking distance of the High Street, Located in this established residential area.

- Mature 3 Bedroom Family Home
- Walking Distance of The High Street
- Gas Central Heating & Double Glazed
- Private Driveway Parking to Front
- Fully Enclosed Rear Garden
- 3 Good Size Bedrooms
- Separate Utility Room
- Ideal First Time Purchase or Buy to let Investment
- No Onward Chain

🏠 Freehold

🏠 EPC Rating C



We are delighted to offer for sale this Mature 3 Bedroom Family Home being walking distance of the High Street, Located in this established residential area. The accommodation, which is over two floors comprises of entrance hallway, a large living room that leads into the dining area, a fitted kitchen along with a door into a very useful separate utility room. On the first floor, there is a good-sized landing area with two double bedrooms, a good-sized single bedroom plus a shower room. The property has double glazing throughout and a gas-fired central heating system. Externally the property sits centrally in the plot which provides good-sized front and rear gardens. The rear garden is enclosed which benefits from a large patio area and section laid neatly to lawn, while to the front the house has the benefit of hard standing private driveway along with a section laid to lawn plus brick walling to the perimeters. We feel the property would make either an excellent first-time purchase or buy to let investment property and is brought to the market with NO ONWARD CHAIN

**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: C

Mains Services

Gas Central Heating

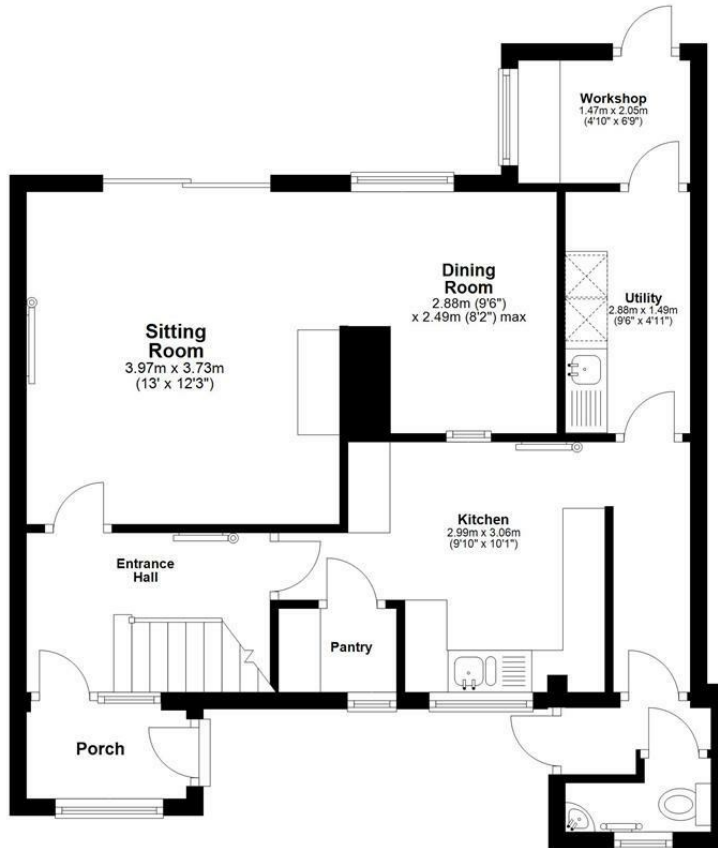
Council Tax Band: B

No Onward Chain



## Ground Floor

Approx. 55.7 sq. metres (599.0 sq. feet)



## First Floor

Approx. 47.2 sq. metres (508.5 sq. feet)



Total area: approx. 102.9 sq. metres (1107.6 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.