



📍 9 Summerleaze, Corsham, Wiltshire, SN13 9EQ

🏠 Guide Price £325,000

Located in the ever-popular location of Katherine Park in this peaceful cul de sac is this Modern 3 Bedroom Semi-Detached Family Home being brought to the market with No Onward Chain.

- 3 Bedroom Semi Detached Family Home
- Located in Peaceful Cul De Sac in Popular location
- 2 Principle Reception Rooms
- Single Garage and Driveway Parking
- Gas central Heating & Double Glazed Throughout
- Enclosed Rear Garden
- No Onward Chain

🏡 Freehold

🏠 EPC Rating C



We are delighted to bring to the market this bright, three-bedroom semi-detached family home in the heart of Katherine Park in a quiet location close to the local shop and a short walk from lakes and woodland, good local schools and Corsham town centre. The house is a light and airy property which comprises an entrance hall, cloakroom, and a living room with dual aspects looking out onto the rear garden along with double-glazed French doors. The house has a separate dining room along with a fully fitted kitchen with ample space for appliances and worktop space. Moving upstairs the two larger bedrooms have built-in cupboards, with the principal bedroom having an en-suite shower room along with an airing cupboard and a contemporary white bathroom suite. Externally the garden is fully enclosed with the garden being low maintenance with sections laid with both lawn and gravel areas along with a paved pathway to the rear of the garden with rear gated pedestrian access. To the side of the house is the private driveway giving access to the single garage that has both power and light. The property is double-glazed throughout and benefits from gas central heating, which is being brought to the market with the added benefit of no onward chain.

Situation

Corsham is a historic town dating from the 16th century in the County of Wiltshire and is located about 8 miles east of the Georgian City of Bath (a 15 minute drive). Corsham Town Centre is within walking distance of the property and has various shops, restaurants/ take away's, a post office, doctors, dentists and a public library. There are a number of primary schools and a secondary school serving the local population. The surrounding countryside provides a wide variety of rural pursuits and country walks. Neighbouring towns include Melksham, Bradford On Avon, Trowbridge and Chippenham (15 minute drive). Access to junction 17 of the M4 lies three miles north of Chippenham. London, Bristol and the West Country are available by easy access to the M4 Motorway at Junction 17 Chippenham or Junction 18 Tormarton (Bath). Alternatively, Bath Spa Station and Chippenham Railway Stations provide high speed links to London Paddington (90mins approx), Bristol Temple Meads and The West Country rail network.

Property Information

E.P.C Rating: C

Council Tax Band: D

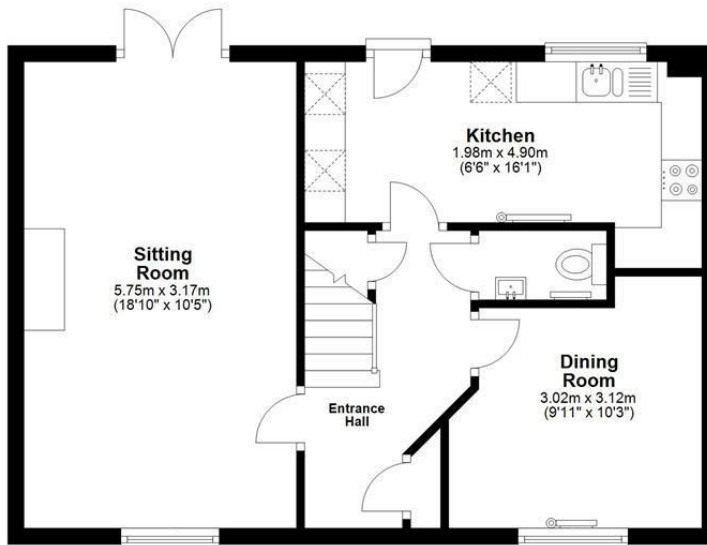
Mains Services

Single Garage & Parking



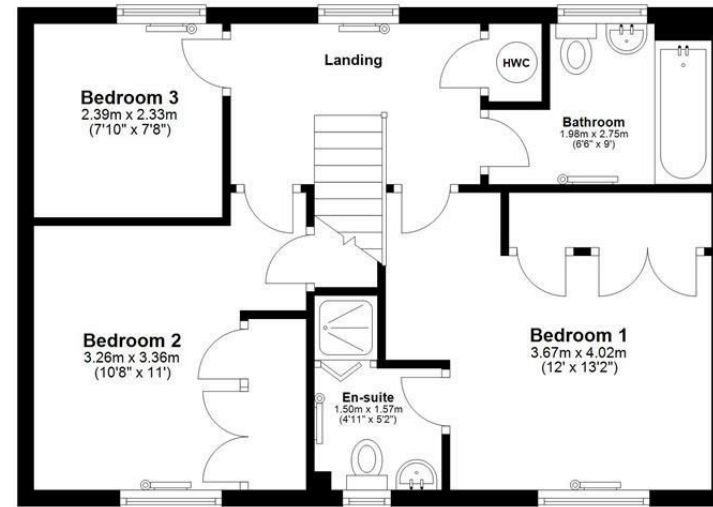
Ground Floor

Approx. 46.9 sq. metres (505.4 sq. feet)



First Floor

Approx. 48.0 sq. metres (517.2 sq. feet)



Total area: approx. 95.0 sq. metres (1022.5 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.