



7 Highlands Close
Rudloe Corsham



7 Highlands Close Corsham SN13 0LA

Built by local builders Smith and Lacey and located in this very popular area off Leafy Lane we are delighted to offer for sale this 1970's four bedroom extended detached family home.

- 1970's style • Detached • Four Bedrooms • Two reception rooms • Gas central heating • Double glazing • Garage • Cul De Sac Location •

Asking Price £380,000



Description

Built by local builders Smith and Lacey and located in this very popular area off Leafy Lane we are delighted to offer for sale this 1970's four bedroom extended detached family home. Located in a cul de sac of similar detached properties the accommodation to the ground floor includes an entrance porch through to the main hallway, cloakroom, living room, dining room and kitchen breakfast room. The first floor has four bedrooms, a family bathroom and a separate shower room off one of the bedrooms. Further benefits to the property include gas central heating and double glazing whilst externally the property has front and rear gardens, an integral garage and driveway laid to block paving for two family sized cars.

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.

Directions

From our office in Corsham bear right onto Pickwick Road and proceed over the first two roundabouts. As you approach the third roundabout bear left onto the A4, continue over the next roundabout and after mile or so bear left into Leafy Lane. Take the fourth turning left into Kidston Way followed by first right into Highlands Close where the property can be found on your left hand side.

Services & Council Tax

Council Tax Band - D.

Mains Gas, Water, Electricity and Sewage.




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 representations 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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Accommodation

Entrance

The property is entered through a double glazed door to.

Entrance porch

Double glazed window to the side and a further glazed door to.

Hallway

Coving, radiator, Oak flooring, telephone point and stairs rising to the first floor landing and doors to.

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■ Chippenham

■ Corsham

■ Marlborough

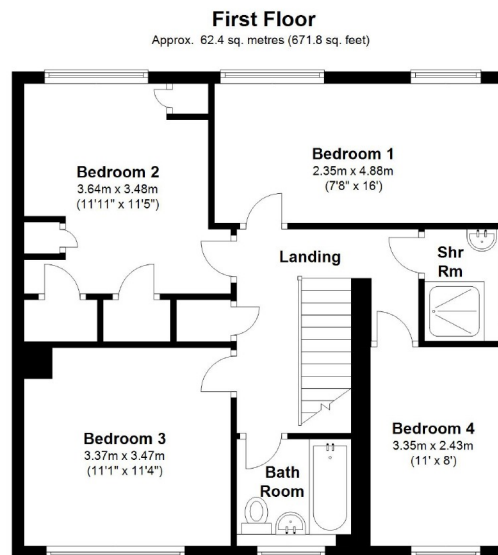
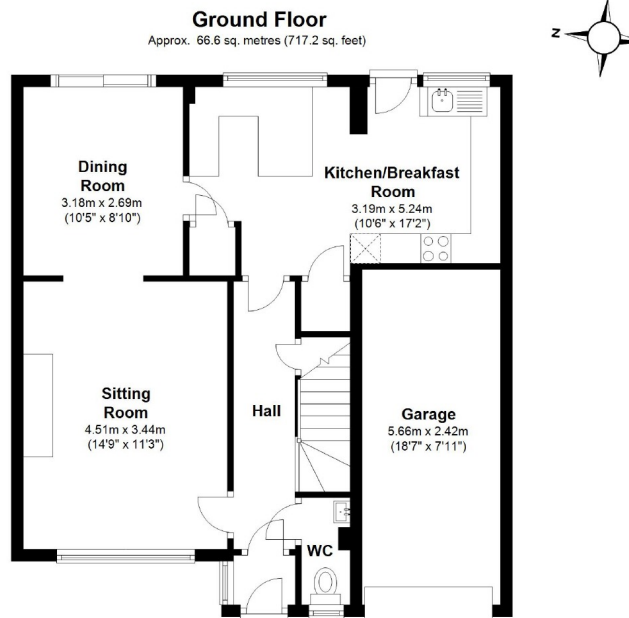
■ Malmesbury

■ Royal Wootton Bassett

■ Devizes

■ Swindon

■ North Swindon



Total area: approx. 129.0 sq. metres (1389.0 sq. feet)