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LOCK & KEY
Estate Agents



45 Pickwick Road , Corsham, SN13 9BS

Lock and Key estate agents are pleased to offer Beethoven House, an extended and attractive Victorian semi detached property believed to be built around the 1870's and was built for a local music teacher hence the name. Perfectly situated close to amenities within a level walk to the pretty market town of Corsham. The accommodation is arranged over two floors and comprise an entrance hall, bay fronted living room with an archway to the dining room, a kitchen/breakfast room, utility and a useful shower room on the ground floor. To the first floor are three bedrooms and a family bathroom. Externally there are enclosed front and enclosed rear gardens. The property further benefits from gas heating and double glazing. A viewing is strongly recommended to appreciate this lovely family home.

£440,000

45 Pickwick Road

, Corsham, SN13 9BS



- Attractive, Extended, Spacious Semi Detached
- Kitchen/Breakfast Room
- Gas Heating & Double Glazed
- Believed To Be Built In 1870's
- Entrance Hallway, Three Bedrooms
- Utility & Useful Shower Room
- Front & Enclosed Rear Gardens
- Bay Fronted Living Room, Dining Room
- Family Bathroom
- Short Level Walk to The Town & Amenities

Situation

Accommodation

Entrance Hall

Dining Room

Bay Fronted Living Room

Kitchen / Breakfast Room

Utility

Shower Room

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

Externally

Rear Graden

Directions



Directions



Floor Plan

45 Pickwick Road, Corsham, SN13 9BS

Approximate Gross Internal Area
 Main House = 112 sq m (1202 sq ft)



© Meyer Energy 2024. Drawn to RICS guidelines. Not drawn to scale.
 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
 All measurements and areas are approximate and should not be relied on as a statement of fact.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	