



hunter
french

18 Home Close, Corsham, SN13 0BE

NO ONWARD CHAIN – Situated in the centre of Corsham and offering over 990 sq.ft of internal accommodation spread over two floors, this three-bedroom maisonette would make an ideal first time buy or buy to let investment.

Located on the first floor, the private front door is accessed via a communal stairwell and gives access to an inner hallway. The first floor comprises of a spacious kitchen / breakfast room with built in wall and base units, integrated electric oven and hob with space for further freestanding appliances. Beyond the kitchen is the sitting room which measures an impressive 17' x 15'11" with dual aspect windows providing plenty of natural light. The sitting room benefits from generous proportions and provides space to create a dining area if desired.

Stairs to the second-floor lead to three bedrooms, all of which are large enough to accommodate a double bed and include plentiful built-in storage. The master bedroom measures 15' 11" x 9' 6" and overlooks the front aspect, whilst bedroom two overlooks the rear and measures and equally spacious 12' 4" x 9' 5". Bedroom three would make a great nursery or children's bedroom or 'work from home' office. To complete the second floor the family bathroom with neutral white suite with bath and overhead shower.





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); mainline rail services are available from either Bath or Chippenham.

Additional Information

Tenure: Leasehold (88 years remaining)

Service Charge: £436.94 pcm (includes central heating and water bill)

Ground rent: £10 p.a.

Council Tax Band: A

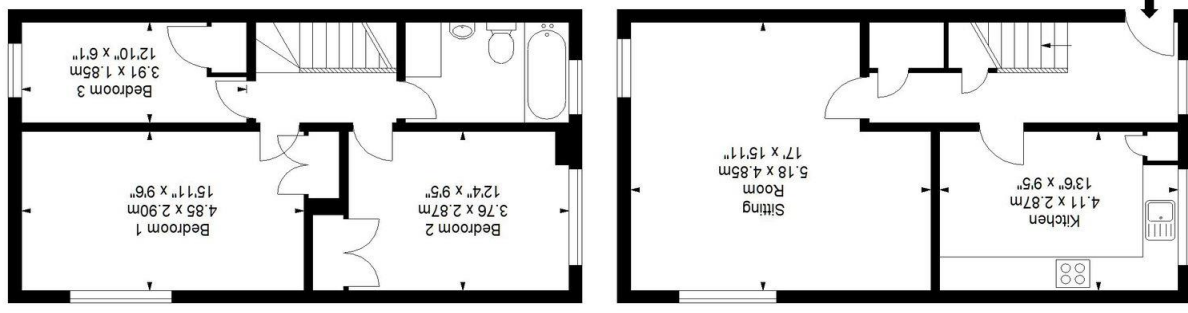
EPC Rating: C (73) // Potential: C (73)

Services: Communal Gas Fired Central Heating; Mains water supply; Mains drainage; Mains electricity; Double glazing throughout.



England & Wales		EU Directive 2002/91/EC
Very energy efficient - lower running costs	A (92 plus)	
Energy efficient	B (91-91)	
Decent	C (80-89)	73
Below average	D (69-79)	73
Poor	E (55-68)	
Very poor	F (45-54)	
Unfit for purpose - higher running costs	G (1-20)	
Not energy efficient - higher running costs		
Current	73	Potential

Energy Efficiency Rating



Approx. Gross Internal House Area * 92.16 M² - 992 Ft²



Illustration For Identification Purposes Only. Not To Scale
* As Defined by RICS - Code of Measuring Practice