



hunter  
french

# 11 South Street, Corsham, SN13 9HB

**VENDOR SUITED** – Located in an enviable position in the heart of Corsham, within walking distance of the historic High Street and all the town's local amenities, this three-bedroom Victorian semi-detached home enjoys a private rear garden and has potential to develop and extend, subject to consents.

As you enter the property you are greeted by an entrance vestibule which in turn gives access to an inner hallway. Overlooking the front aspect and measuring 12' x 11' 3" is the sitting room. The sitting room catches the morning sun due to its easterly aspect and makes for a cosy room to enjoy during an evening courtesy of a working wood burner. Beyond the sitting room and accessed via the hallway is the formal dining room. There is ample room for a formal dining table and a useful understairs cupboard provides further built in storage. The kitchen overlooks the private rear garden and has been updated by the current owners, comprising of modern wall and base units, an integrated electric oven and hob, integrated dishwasher and fridge. To complete the ground floor, adjacent to the kitchen and also accessible via the dining room and garden is the conservatory. Currently used as a utility room, the conservatory would make a great garden room. Alternatively, there is potential to reconfigure this area to include an extension and create a modern open-plan kitchen diner family room at the rear of the property overlooking the garden (subject to consents).

Stairs to the first floor lead to all three bedrooms and the family bathroom. The master bedroom and bedroom offer generous proportions with ample space for double beds. Bedroom three is located at the rear overlooking the garden and is currently set up as a spare bedroom. Measuring, 10' 8" x 7', this bedroom would be an ideal children's bedroom, or 'work from home' office.

Externally, the property sits in a highly desirable position in the heart of Corsham. Parking is available on street to the front, whilst the garden is at the rear and catches the sun throughout the afternoon. In its current layout, the garden requires low maintenance and comprises of a large patio and gravelled area as well as established plants and space for a large shed and greenhouse.





Prospective owners of this characterful house can enjoy relative peace and quiet whilst benefitting from easy access on foot to all of the amenities that the High Street of Corsham has to offer. 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 pretty 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 quick main line rail services are available from either Bath or Chippenham.

Additional Information

Tenure: Freehold.

Services: Mains gas central heating, Double glazed windows, Mains drainage, Mains water supply, Mains electricity supply.

Council Tax Band: C

EPC Rating: E (53) // Potential: B (86)



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Approx. Gross Internal Area \*  
94.39 M<sup>2</sup> - 1016 Ft<sup>2</sup>

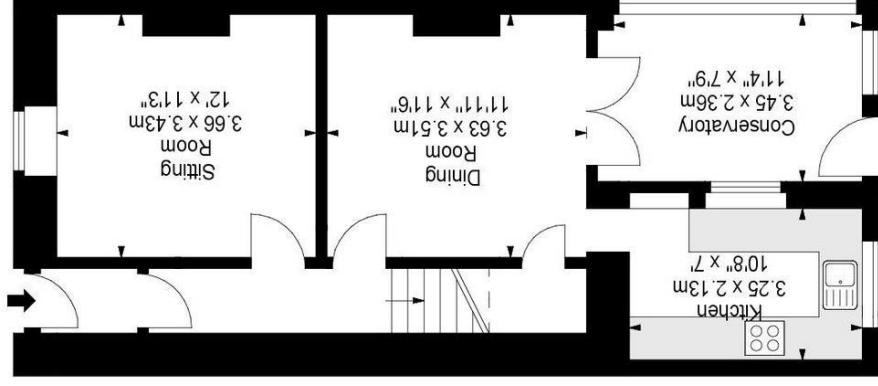
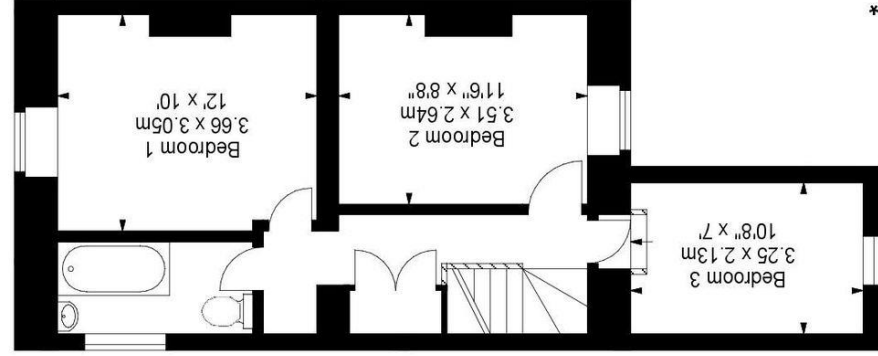


Illustration For Identification Purposes Only, Not To Scale

\* As Defined by RICS - Code of Measuring Practice