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2 Alexander Terrace, Corsham, Wiltshire, SN13 0BW

NO ONWARD CHAIN - Located in the heart of Corsham, just moments from the historic High Street, this charming two-bedroom period property is a rare find and would make an ideal first home, lock-up-and-leave, or downsizing opportunity

The front door opens into a small entrance hall, featuring a glazed door that leads into the sitting room. The sitting room benefits from a fireplace and offers potential for the installation of a wood-burning stove.

A second reception room provides a versatile space that could serve as a playroom or a traditional dining room.

The modern fitted kitchen offers a good range of shaker-style units and worktops, along with an electric cooker and cooker hood. There is space for a fridge/freezer and additional appliances beneath the worktops. A rear door from the kitchen provides access to the back of the property and a small courtyard area.

On the first floor, the landing leads to the master bedroom, which features a built-in wardrobe. A second bedroom is located at the front of the property, adjacent to a study/office. Subject to the necessary permissions, this space could be converted into an en-suite or a walk-in wardrobe.

The family bathroom is fully tiled and comprises a bath, separate double shower, vanity unit, and WC, along with additional storage space.

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 10-15 minutes away, traffic depending); and main line rail services are available from either Bath or Chippenham (with the Chippenham station residing approximately 10 or so minutes away from this property).





Additional Information:
 Tenure: Freehold
 Council Tax Band: B
 EPC Rating: D (61) // Potential: C (80)
 Services: Gas fired central heating, Mains water supply, Mains drainage, Double glazing throughout.



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92-100)
Energy efficient	B (81-91)
Decent	C (69-80)
Below average	D (56-68)
Poor	E (39-54)
Very poor	F (21-38)
Unacceptable	G (1-20)
Current	61
Potential	80

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Total 89 m² / 963 ft²

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This floorplan has been prepared by Snug Studio LTD and is provided for illustrative purposes only. All measurements, areas, and layouts are approximate and should not be relied upon as a statement of fact. Prospective purchasers must satisfy themselves as to the accuracy of the floorplan, dimensions, and overall layout by inspection or other means. The floorplan is not to scale and does not form part of any contract.

