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50 Station Road, Corsham, SN13 9EZ

VENDOR SUITED – Located in an enviable position in the heart of Corsham, a short walk from the historic High Street, Primary and Secondary Schools, and countryside walks, this three-bedroom Victorian property would make an ideal family home or potential downsize and is ready to move straight in to.

As you enter the property through the front door, an inner entrance hall gives access to the ground floor accommodation and staircase to the first floor. Overlooking the front aspect and the garden is a dual aspect reception room. With a southerly aspect, this room benefits from plenty of natural light and offers flexibility in its use. Currently used as a fourth bedroom, it would make a brilliant snug, formal dining room, or playroom.

Moving through the property the sitting room enjoys views over the garden via a period bay window and includes a cast iron feature fireplace with Bath Stone surround. Measuring 12' 2" x 12' 8", the sitting room provides ample space for furniture and can be enjoyed as a cosy retreat during an evening or winter months.

The kitchen-diner / family room enjoys views and access to the rear garden and truly is the heart of the home. With a fully fitted shaker style wall and base units, Belfast sink, and space for freestanding appliances, the kitchen enjoys ample work top space and has room for a freestanding breakfast table, whilst patio doors lead out to the garden. Subject to consents, there is potential to extend into the garden to create a modern open plan living space, if desired. To complete the ground floor, there is a downstairs WC and boot room which also provides access to the rear garden.

Stairs to the first-floor lead to all three bedrooms and the family bathroom. The master bedroom enjoys views over the garden through a bay window, with many period-features present, and there is space for a King-size bed and freestanding wardrobes. Bedroom two benefits from dual aspect windows with ample space for a double bed whilst bedroom three is a generous single room and would make a brilliant children's bedroom

To complete the first floor, the family bathroom offers generous proportions and comprises of a white suite with roll top bath and separate shower.

Externally, the property sits in a prime position within easy reach of Primary and Secondary Schools, local amenities and the Town Centre. With off-street parking to the front for multiple vehicles, there is also the added benefit of a garden studio currently used as a home office. With insulation, power and lighting, the studio can be used throughout the year. The garden is primarily east-facing but is large enough to enjoy the sun throughout the day in different areas. There is a level lawn that provides a safe haven for children to play whilst a sweeping gravel pathway leads from the house to a decked area and the detached studio. In addition, there is separate workshop space currently used as storage.

The garden is designed to require low maintenance and provides a patio area for al-fresco dining and entertaining, as well as a lawned area for children to play.





Corsham is a charming old town which has an excellent range of local facilities, including many specialist shops and cafes. There are good nurseries, primary and secondary schools within walking distance and The Georgian heritage city of Bath is within easy driving distance, as is Chippenham - with its main line station to London (Paddington) and Junction 17 of the M4 motorway.

Additional Information
 Tenure: Freehold

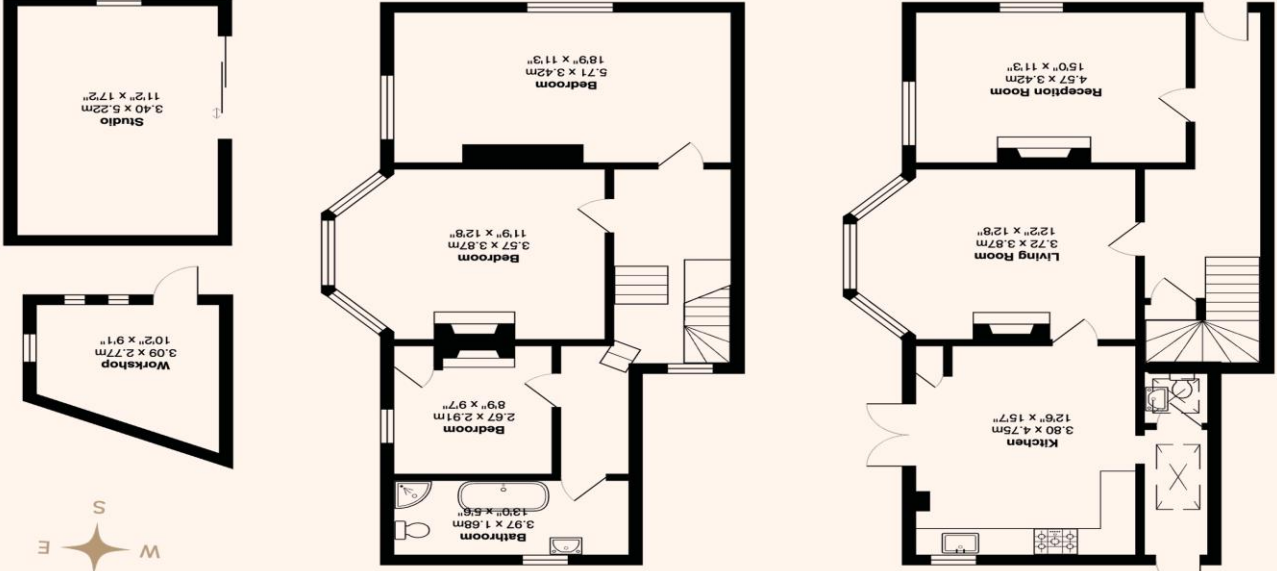
Services: Mains gas central heating. Mostly double-glazed windows. Mains drainage. Mains water supply. Mains electricity supply.
 Council Tax Band: D

EPC Rating: D (60) // Potential: C (75)



Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs (52 pts) A (61-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	60
EU Directive 2002/91/EC England & Wales Not energy efficient - higher running costs	76

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.



Total 162 m² / 1747 ft²

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