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45 Pine Close, Rudloe, Corsham, Wiltshire, SN13 0LB

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Price Guide £250,000

Nestled to the rear of this small and established cul de sac, this 3 bedroom terraced family home is sold with no onward chain and would make a delightful home for a young family.

- 3 Bedroom Family Terraced Home
- Conservatory
- Double Glazed Throughout
- Electric Heating
- Front And Rear Gardens
- Garage Located In A Block And Additional Parking
- Cul De Sac Location
- No Onward Chain

Freehold

EPC Rating E









Nestled to the rear of this small and established cul de sac, this 3 bedroom terraced family home is sold with no onward chain and would make a delightful home for a young family. Built in the late 60's by quality builders Smith & Lacey, the property has a door to the side with access to the externally built hallway which is ideal for de camping and throwing off shoes and coats. A further door leads to the main living room which has a window to the front down to ground level, stairs to the first floor, two electric night storage heaters and a door to the kitchen. Well equipped with a range of wall and base units, the property also has space for a wasn't machine, fridge freezer and dishwasher there is also a window and door to the conservatory. This is such a useful additional room which can be used for a multitude of uses and a benefit to this property and its downstairs space. On the first floor landing is the loft access, airing cupboard and door s to all rooms. The main bedroom is to t he front with fitted wardrobes and sliding doors, the second and third bedrooms are to the rear, the second bedroom having an electric heater. A white bathroom suite with panelled bath and ceiling extractor fan completes the upstairs. The property is double glazed throughout with gardens front and rear. The front is largely open plan with one tree and is laid to lawn with a path to the front. The rear is private and enclosed, laid to lawn and patio with a shed at the bottom of the garden and gate to rear path. A garage is located in a block a short welk from the property itself. Nearby is a local shop, café, restaurant and pub approximately a mile away whilst over the A4 are many stunning walks in Box Valley, an area of outstanding natural beauty.

Situation
Every facility in Corsham is within a ten to fifteen minute walk including the primary school, secondary school, sports center, library, the arts center and cricket club (each of which have children's activities), the picturesque high street with its variety of interesting shops, cafes, public houses and Corsham Court with its lovely grounds. More comprehensive shopping and leisure facilities are available in The World Heritage City of Bath within about nine miles which has a mainline railway station with fast access to London (Paddington) as does nearby Chippenham which is within about 4 miles. Junctions 16 and 17 of the M4 motorway are within easy reach and commuting distance of Bristol, Swindon and London. Rudloe itself is a small community 2 miles from Corsham. Facilities include the well respected Broadwood Primary School, Rudloe Hall Hotel and Dandelion Cafe. The Quarryman's pub is also a short walk away and the walks around the area are simply stunning with Box Valley and Hazlebury Manor a dog walkers and ramblers delight.

Property information
Mains Services

Council Tax Band: C

Freehold

Electric Heating

Cul De Sac Location

EPC Rating: E









Total area: approx. 82.0 sq. metres (882.2 sq. feet)

Disclaimer 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 firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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