



**Wrights**  
01225 755553

Arnolds Mead, Corsham, Wiltshire, SN13 0BJ

£179,950

This spacious two bedroom garden flat is situated within easy reach of Corsham town centre.

Features include a spacious lounge/diner, separate kitchen, shower room, gas central heating, PVCu double glazing and a large rear garden.

Offered for sale with no onward chain.

### Situation

The property is situated within easy reach of Corsham town centre and all of its amenities.

Corsham is a charming and historic market town nestled in the Wiltshire countryside, just a short drive from Bath and Chippenham. Known for its beautiful Georgian architecture, quaint High Street, and vibrant community, Corsham offers an appealing blend of heritage and modern convenience. With excellent local schools, independent shops, cafés, and scenic walking routes, it's a popular choice for families and professionals alike. The town also benefits from strong transport links, including nearby rail services and access to the M4, making it ideal for commuters.



**Spacious two bedroom garden flat**

**Situated close to the town centre**

**Gas central heating**

**PVCu double glazing**

**Spacious Lounge/Diner**

**Large enclosed garden**

**On road parking (non allocated)**

**No onward chain**



## The property comprises:

### Entrance Hall

With PVCu front door, tiled flooring, radiator and PVCu door leading to the rear garden

### Kitchen 6' 11" x 8' 4" (2.12m x 2.53m)

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, space for fridge/freezer and washing machine, integrated double electric oven with four ring gas hob and extractor hood over, sink/drain unit, radiator and PVCu double glazed window to the front.

### Lounge 9' 11" x 21' 5" (3.03m x 6.54m) max

With 2 radiators, built in storage cupboard and PVCu double glazed window to the rear.

### Bedroom one 11' 5" x 14' 11" (3.48m x 4.54m)

With two radiators and PVCu double glazed window to the front.

### Bedroom Two 8' 1" x 8' 4" (2.47m x 2.53m)

With radiator and PVCu double glazed window to the rear.

### Shower room

With tiled flooring, white suite comprising shower enclosure with mains shower, pedestal hand basin and close coupled W.C, radiator and obscured PVCu double glazed window to the rear.

### Rear Garden

The generous low maintenance enclosed rear garden offers a patio seating area and a spacious area laid to gravel.

### Tenure

The property will be sold with a 999 year lease and will have a 50% share of the Freehold. No service charges payable.

### Council tax

The property is in council tax band B.

### Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

### Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1000Mbps

### Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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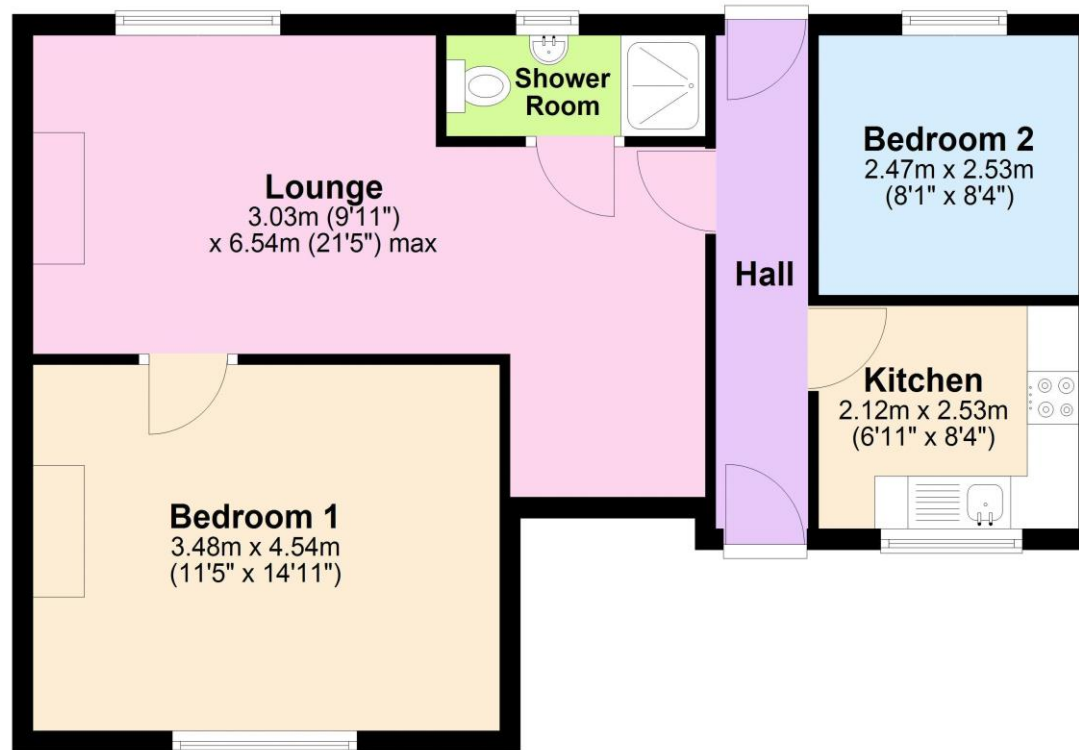
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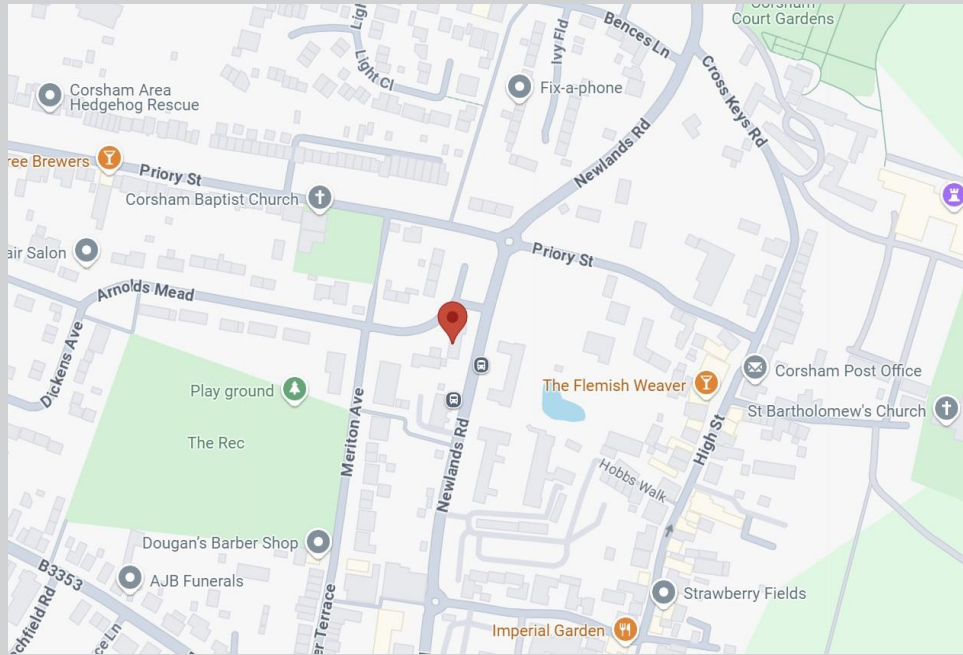
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## Ground Floor

Approx. 55.8 sq. metres (600.6 sq. feet)



Total area: approx. 55.8 sq. metres (600.6 sq. feet)



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### Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.