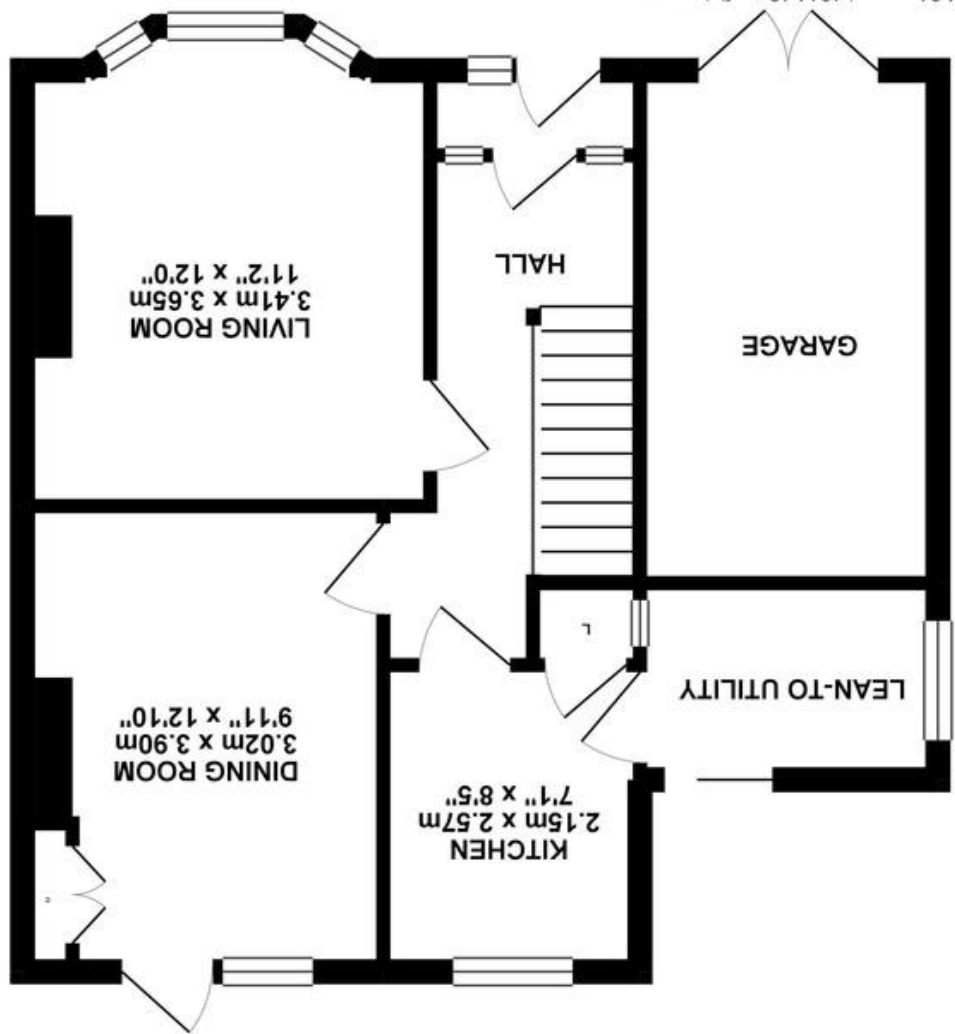


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements

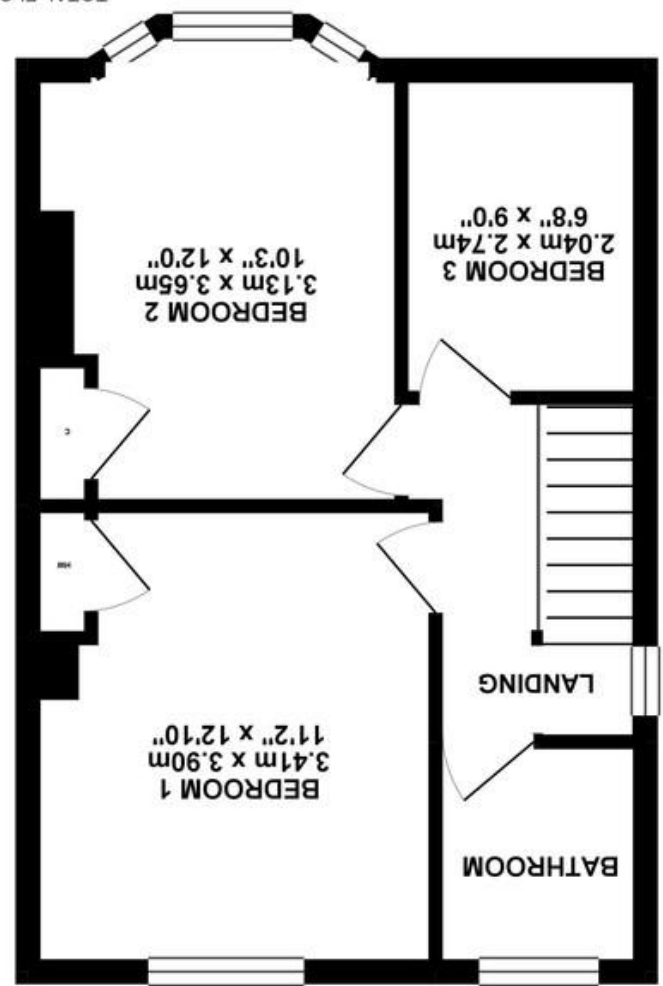
Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA : 94.21 sq. m. (1014.12 sq. ft.) approx.



GROUND FLOOR 54.52 sq. m. (586.82 sq. ft.)



1ST FLOOR 39.70 sq. m. (427.29 sq. ft.)



22 Pound Pill, Corsham, Wiltshire, SN13 9HX

David Ingram
RESIDENTIAL

22 Pound Pill, Corsham, Wiltshire, SN13 9HX

- Three bedrooms, two reception rooms
- Scope to update and extend (Subject to the necessary consents)
- Close to schools and amenities
- Large gardens to the front, side and rear
- Garage and driveway parking
- NO ONWARD CHAIN

£324,950

Situation and Description

A rare opportunity to purchase a bay fronted 1930's built semi detached house occupying a generous plot which is conveniently located within easy walking distance of schools and amenities. The property offers a great deal of scope to update and extend (subject to the necessary consents being granted) and is offered for sale with NO ONWARD CHAIN.

The property offers well proportioned accommodation over two floors comprising entrance porch, hall, sitting room with bay window and lovely outlook to the front, dining room opening onto the rear garden, kitchen, utility room, two double bedrooms, one single bedroom and a bathroom.

Outside

Front and side

Large mature gardens with a variety of trees including a number of established fruit trees, ornamental bushes, flower beds and vegetable patch. Access to side leading to rear.

Rear

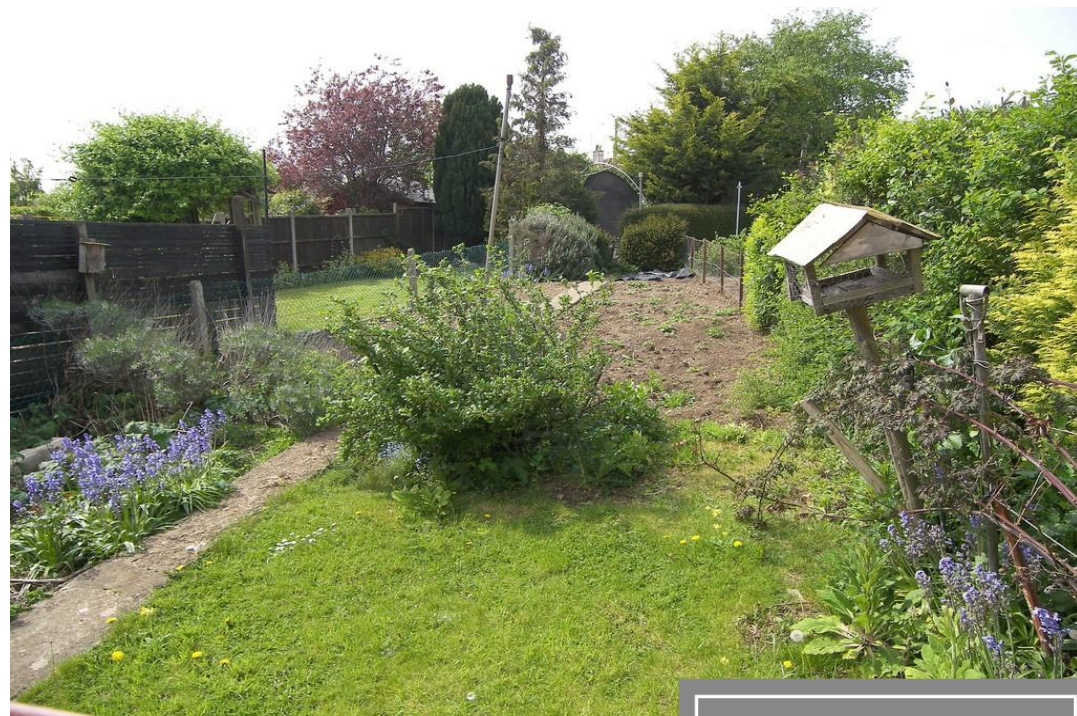
Good sized garden with lawned area, flower beds and large vegetable patch.

Garage

Attached single unit with driveway parking in front for numerous vehicles.

Every facility in Corsham is within easy walking distance including Corsham Primary (Ofsted outstanding), Heywood Prep, The Corsham School, sports centre, library, arts centre and cricket club as is the picturesque high street with its variety of interesting shops, cafes, pubs as well as Corsham Court with its lovely park and lake. More comprehensive shopping and leisure facilities are available in The World Heritage City of Bath (approximately nine miles) which has a mainline railway station with fast access to London (Paddington) as does nearby Chippenham (approximately about 4 miles). Junctions 16 and 17 of the M4 motorway are within easy reach and commuting distance of Bristol, Swindon and London.

EPC Rating - E



Directions

From the Methuen Arms Hotel proceed along Pickwick Road to the mini roundabout. Take the second exit and proceed down the hill where the property can be found on the right just before the mini roundabout.