

Sold  
STC

3 BEDROOM END TERRACED HOUSE | ELM HAYES, SN13 | OFFERS OVER £300,000

## DESCRIPTION

This charming three bedroom end of terrace family home is absolutely immaculate. Located in a popular location and within easy level walking distance to open countryside and close to all that the wonderful market town of Corsham has to offer.

Through the front door there is a lovely entrance porch with a handy storage cupboard (perfect for storing coats, shoes and wellies) moving through in a light dining room, a good sized contemporary style kitchen and a bright and spacious double aspect sitting room, with French doors leading out to the rear decking. Upstairs there are two double bedrooms and a single, all beautifully decorated, a lovely bathroom and separate WC.

Outside and to the rear is a fabulous well established sunny rear garden, providing plenty of privacy, with a well kept lawn and a path leading down to a private jacuzzi / BBQ area, perfect for entertaining guests and dining in these summer months to come. There is also an out building currently used as a play room / games room which could also be used as a home office.

There is a good sized driveway providing off road parking for two cars at the front, and access to the rear through a small workshop / potting shed, which takes you to the rear garden and in to a beautiful patio which in turn leads to a lovely greenhouse.

All in all, a wonderful family home that you could just move in to without having to do a thing.

Corsham is a thriving North Wiltshire community, centred around a historic high street with many interesting stone buildings and a variety of shopping facilities, public houses, restaurants and has featured most recently in a few very popular period dramas. Corsham also benefits from having a leisure centre, primary schools including Neston with three more in the town and a secondary school. Elm Hayes is particularly well placed for ease of access to the historic Georgian city of Bath via the A4, approximately 7 miles to the West. There is also a main line rail



service from Chippenham station, which is approximately 4 miles distance, offering a service to London (Paddington) and the M4 motorway which is also close to hand, approximately 3 miles to the north of Chippenham via Junction 17.

Tenure: Freehold

Local Authority: Wiltshire Council

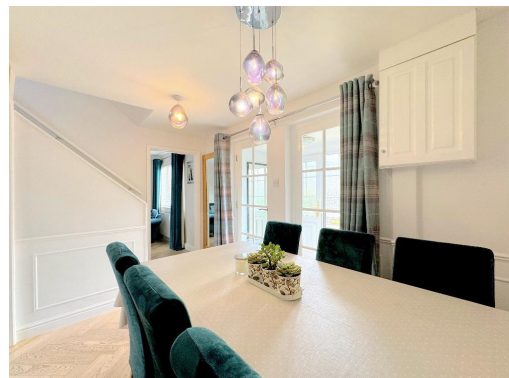
Council Tax Band: B

EPC Rating: TBC

Mains electricity, water and gas central heating.

## KEY FEATURES

- Vendor suited
- Beautiful dining room
- Double aspect sitting room
- Bathroom and separate WC
- Out building and gorgeous BBQ area
- Three bedroom family home
- Stylish kitchen with plenty of storage
- Two double bedrooms and a single
- Well established private rear garden
- Off road driveway parking

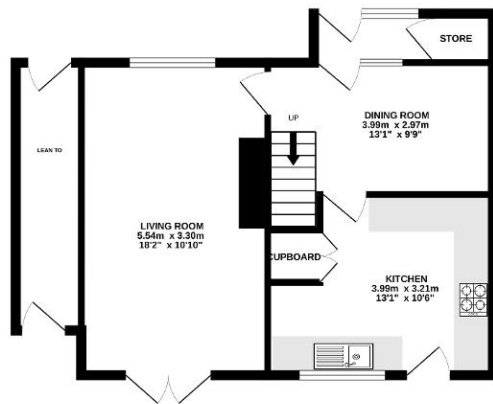




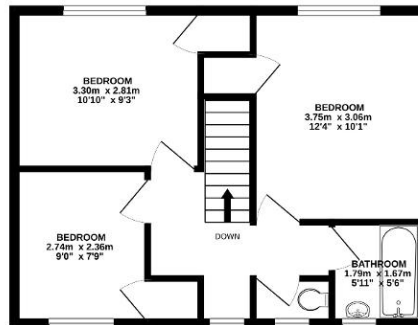
## DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

GROUND FLOOR  
47.9 sq.m. (516 sq.ft.) approx.



1ST FLOOR  
40.4 sq.m. (435 sq.ft.) approx.



TOTAL FLOOR AREA : 88.3 sq.m. (951 sq.ft.) approx.

Whilst 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 misstatement. 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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