





📍 4 Providence Lane, Corsham, Wiltshire, SN13 9DJ

🏠 Guide Price £295,000

Situated just a short stroll from Corshams' picturesque high street with its assortment of independent shops, local businesses and fine eateries, in this rarely available location is this mature 4 bedroom semi detached family home that is in need of some updating throughout.

- For Sale by Online Auction
- Thursday 17th October 2024
- Lot 27
- Guide Price £295,000+

🏠 Freehold

🏠 EPC Rating D





LOT 27  
FOR SALE BY ONLINE AUCTION  
THURSDAY 17th October 2024  
GUIDE PRICE £295,000+

Extended 4 bedroom semi-detached house located along a popular lane only a short walk from the town centre. In need of modernisation with signs of subsidence under the extension.

The accommodation comprises on the ground floor; entrance porch, hallway, living room, dining room, family room, kitchen and cloakroom. On the first floor; landing, 4 bedrooms, bathroom and W.C. There is double glazing and gas heating.

Parking at the front for a couple cars in front of a garage with useful workshop behind with power and light. At the rear is a pleasant rear garden mainly laid to lawn with seating areas and shrubs.

#### **Situation & Description**

Extended 4 bedroom semi-detached house located along a popular lane only a short walk from the town centre. In need of modernisation with signs of subsidence under the extension.

Corsham is a pretty and historic town located only about 8 miles from the World Heritage City of Bath, which itself offers some of the finest shopping outside the capital. Noted for its High Street, Corsham has a wealth of beautiful buildings dating from the 16th Century, including the magnificent stately home, Corsham Court with its landscaped open parkland and fields, perfect for walking dogs and exercising. The immediate area around Corsham is rich in countryside walks, bridleways and rural pastimes.

Corsham enjoys an array of independent shops, coffee houses, boutiques, restaurants and a variety of excellent public houses. There are also very good primary and secondary schools in the town and Springfield Leisure Centre offers a variety of activities for children and adults alike, including an indoor climbing wall, pool, tennis courts, gym and outdoor Parkour park. Castle Combe Circuit nearby also offers motor racing.

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What3Words:///Carpentry.patrolled.start

#### **Viewings**

To arrange a viewing, contact: Corsham office on 01249 712039

There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.





## Ground Floor

Main area: approx. 64.4 sq. metres (692.7 sq. feet)  
 Plus garages: approx. 10.8 sq. metres (116.8 sq. feet)  
 Plus outbuildings: approx. 12.5 sq. metres (134.6 sq. feet)



## First Floor

Approx. 51.4 sq. metres (553.3 sq. feet)



Main area: Approx. 115.8 sq. metres (1246.0 sq. feet)

Plus garages: approx. 10.8 sq. metres (116.8 sq. feet)  
 Plus outbuildings: approx. 12.5 sq. metres (134.6 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 firm's 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.