



strakers

35 Purleigh Road, Corsham, Wiltshire, SN13 9LJ

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⑨ 35 Purleigh Road, Corsham, Wiltshire, SN13 9LJ

⌚ Price Guide £195,000

- For Sale by Online Auction
- Thursday 13th February 2025
- Lot 12
- Guide Price £195,000+

❖ Freehold

⑩ EPC Rating E



LOT 12

FOR SALE BY ONLINE AUCTION
THURSDAY 13th FEBRUARY 2025
GUIDE PRICE £195,000+

3 Bedroom semi-detached house in need of modernisation with scope for extension to the side (subject to planning). Situated in a popular cul-de-sac and within walking distance of good schools.

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.

The accommodation comprises on the ground floor; entrance hall, lounge and kitchen/diner. On the first floor; landing, 3 bedrooms and bathroom. The property is single glazed and has gas heating.

There is a small front garden and raised decking area. Parking space at the front and a garage off the track to the rear. Small rear garden laid mainly to lawn.

Situation & Description

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What3Words://craftsman.meant.arranged

Viewings

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

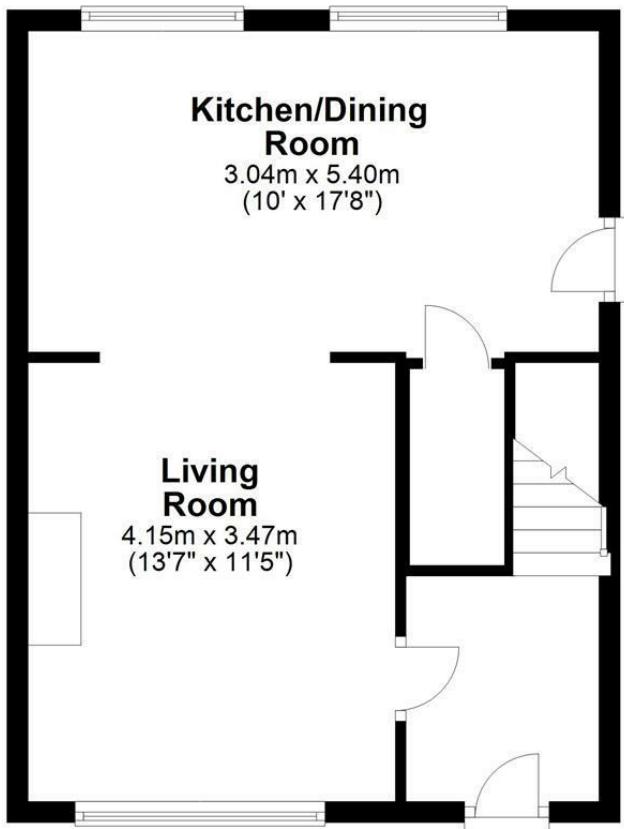
There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

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.



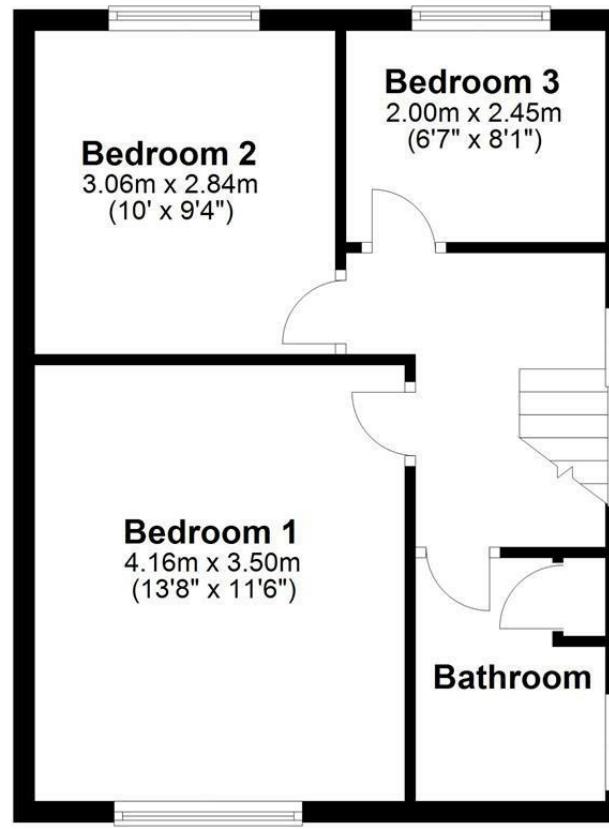
Ground Floor

Approx. 39.3 sq. metres (423.1 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.1 sq. feet)



Total area: approx. 78.6 sq. metres (846.1 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.

Plan produced using PlanUp.

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.