



23 Post Office Lane, Corsham, SN13 0HJ

Asking Price £200,000

- Second-floor apartment in sought-after Post Office Lane, Corsham
- Dual aspect windows providing excellent natural light
- Garage with up and over door
- Two double bedrooms
- Modern fitted kitchen
- Fantastic location close to local amenities and transport links
- Bright L-shaped living/dining room
- Contemporary shower room

23 Post Office Lane, Corsham SN13 0HJ

Situated in the sought-after Post Office Lane in Corsham, this well-presented second-floor apartment offers spacious and modern accommodation throughout. The property features two generous double bedrooms, a stylish modern kitchen, and a contemporary shower room.

The bright and airy L-shaped living/dining room benefits from dual aspect windows, allowing for an abundance of natural light and creating an ideal space for both relaxing and entertaining. Further benefits include a garage, ample storage, and a convenient location close to local amenities and transport links.



Council Tax Band: B



Entrance Hall

The entrance hall is neutrally decorated and provides a welcoming introduction to the apartment. Featuring a stylish feature wallpaper wall and wooden flooring. The space also benefits from a telephone entry system and fuse box. Doors lead to all principal rooms, creating a practical and well-connected layout throughout the property.

Lounge/Diner

The spacious L-shaped lounge/diner is bright and welcoming, benefiting from dual aspect UPVC windows to the front and rear which allow plenty of natural light to flood the room. Featuring neutral white walls, wooden flooring, and a radiator, the space offers a modern and versatile setting ideal for both relaxing and entertaining.

Kitchen

The modern shaker-style kitchen is beautifully presented with stylish duck egg blue cabinetry and complementary white tiled splashbacks. Thoughtfully designed, the kitchen offers space for a fridge freezer along with a useful larder-style cabinet featuring pull-out storage. Additional features include a white composite sink, a striking Victorian blue clover-style tiled floor, and a UPVC window overlooking the rear aspect, allowing for plenty of natural light. Integrated appliances include a High Sense induction hob, Indesit extraction hood, and Samsung single oven, while a Worcester Bosch combi boiler is also neatly housed within the kitchen.

Bedroom One

This well-presented bedroom features neutral décor, creating a calm and versatile space ready for any style of furnishings. A UPVC window overlooks the front aspect, allowing ample natural light. The room also benefits from a continuation of the modern flooring, enhancing the sense of flow and cohesion within the home.

Bathroom

The stylish shower room has been finished to a high standard, featuring classic white subway tiles complemented by a striking emerald green feature tiled wall. A black aluminium and glass shower screen adds a contemporary touch,

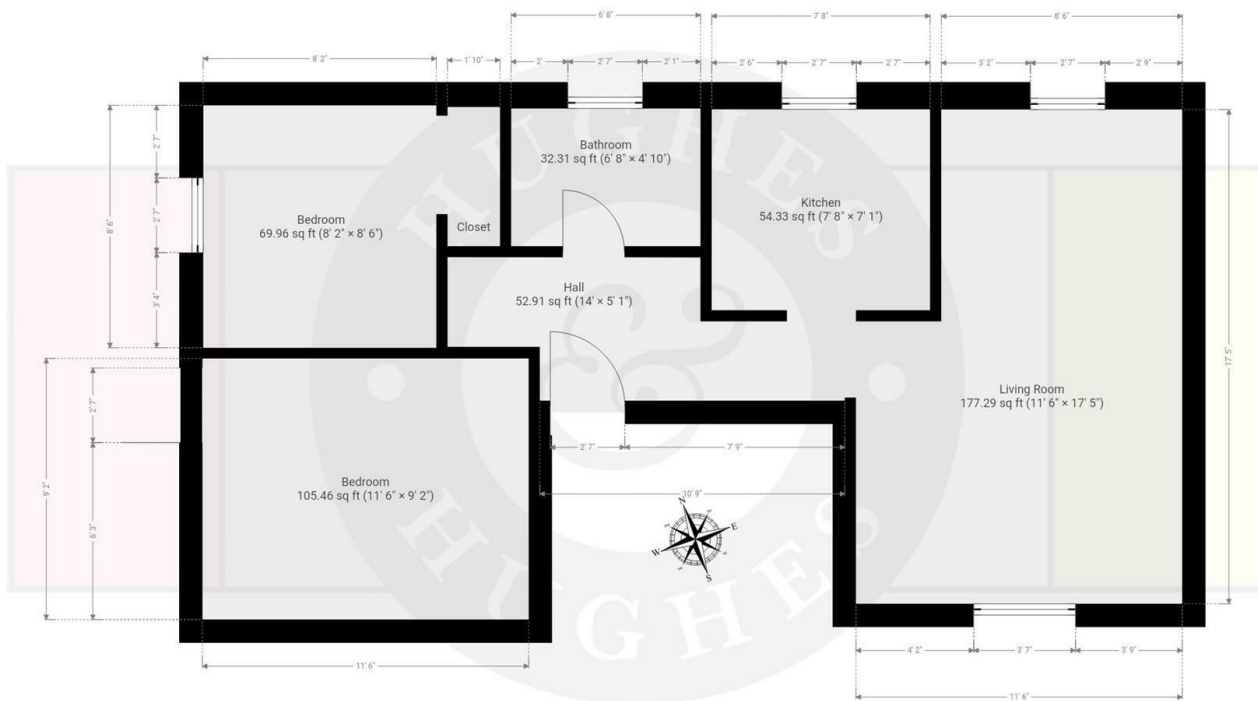
alongside a gold-effect shower riser and rail. The suite comprises a white WC, wash hand basin, and vanity unit with useful storage. Further benefits include an anthracite heated towel rail, Victorian-style tiled flooring, extractor fan at high level, and a UPVC obscured window providing natural light and ventilation.

Bedroom Two

This versatile room is neutrally decorated and benefits from a UPVC window, radiator, and continuation of the flooring found throughout the apartment. Featuring a built-in double cupboard providing useful storage, the room is currently utilised as a home office but would equally make an ideal second double bedroom.

Garage

A brick-built garage positioned within the private residents' area, offering secure and convenient parking or storage. It features an up-and-over door for easy access and is ideally situated for those seeking additional space in a well-maintained setting.



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Directions

Viewings

Viewings by arrangement only. Call 01249 466999 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	