





A two bedroom second floor apartment situated within Dickens Avenue, Corsham. This good sized apartment would make an excellent first time buy or investment and is situated near a host of local amenities. The accommodation briefly comprises; entrance hall, living room with balcony, kitchen, two bedrooms and bathroom. With no onward chain an internal viewing is highly recommended.

#### Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

#### Situation - Corsham

The property is located within a popular development of Corsham towards the western side of town. Corsham is a thriving North Wiltshire community centred around an historic high street with many interesting stone buildings and a variety of shopping facilities. Corsham also benefits from having a leisure centre, primary and secondary school and is particularly well placed for ease of access to the historic Georgian city of Bath via the A4, approximately 7 miles distance. 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.

#### Accommodation

With approximate measurements the accommodation comprises:

#### Communal Entrance Hall

With access from a communal entrance hallway, stairs up to front door.

#### Entrance Hall

Slim obscured double glazed window to side, leading to lounge and kitchen. Cupboard housing combination boiler, laminate flooring, radiator.

#### Sitting Room 4.45m x 3.81m (14'7" x 12'6")

Double glazed window to front, obscured upvc door to balcony, radiator, carpeted flooring.

#### Kitchen 2.90m x 2.79m (9'6" x 9'2" )

Double glazed window to rear, leading to entrance hall, fitted kitchen offering a matching range of wall and base units, one bowl stainless steel sink drainer inset to rolled edge work surfaces, part tiled, space for automatic washing machine and fridge freezer, radiator, vinyl tile effect flooring.

#### Bedroom One 4.47m x 2.79m (14'8" x 9'2")

Double glazed window to front, radiator, carpeted flooring.

#### Bedroom Two 3.81m x 2.79m (12'6" x 9'2")

Double glazed window to rear, radiator, door to fire escape, carpeted flooring.

#### Bathroom

Obscured double glazed window to rear, fitted with a three piece white suite comprising bath with mixer shower over, wash hand basin, low level w/c, all with chrome fittings, part tiling, radiator, vinyl tile effect flooring.

#### Balcony

Small balcony overlooking the front aspect.

#### Property Information

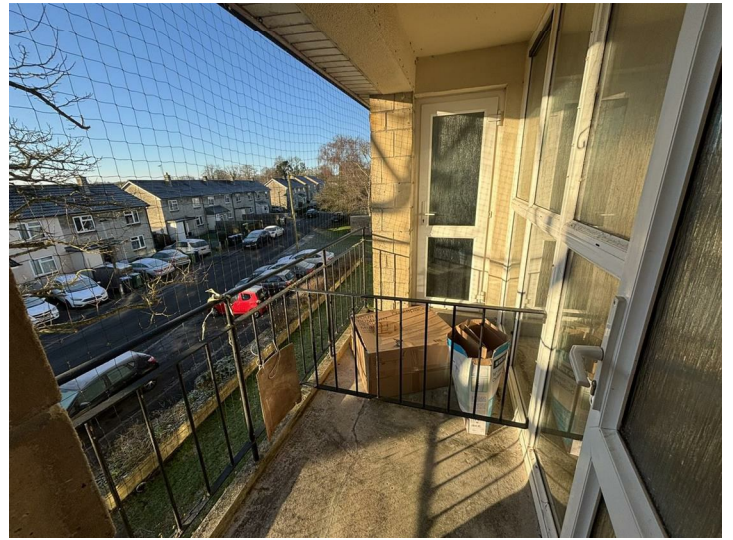
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band A

Tenure - Leasehold Service Charge - TBC Ground Rent - TBC Length of Lease 87 Years remaining.

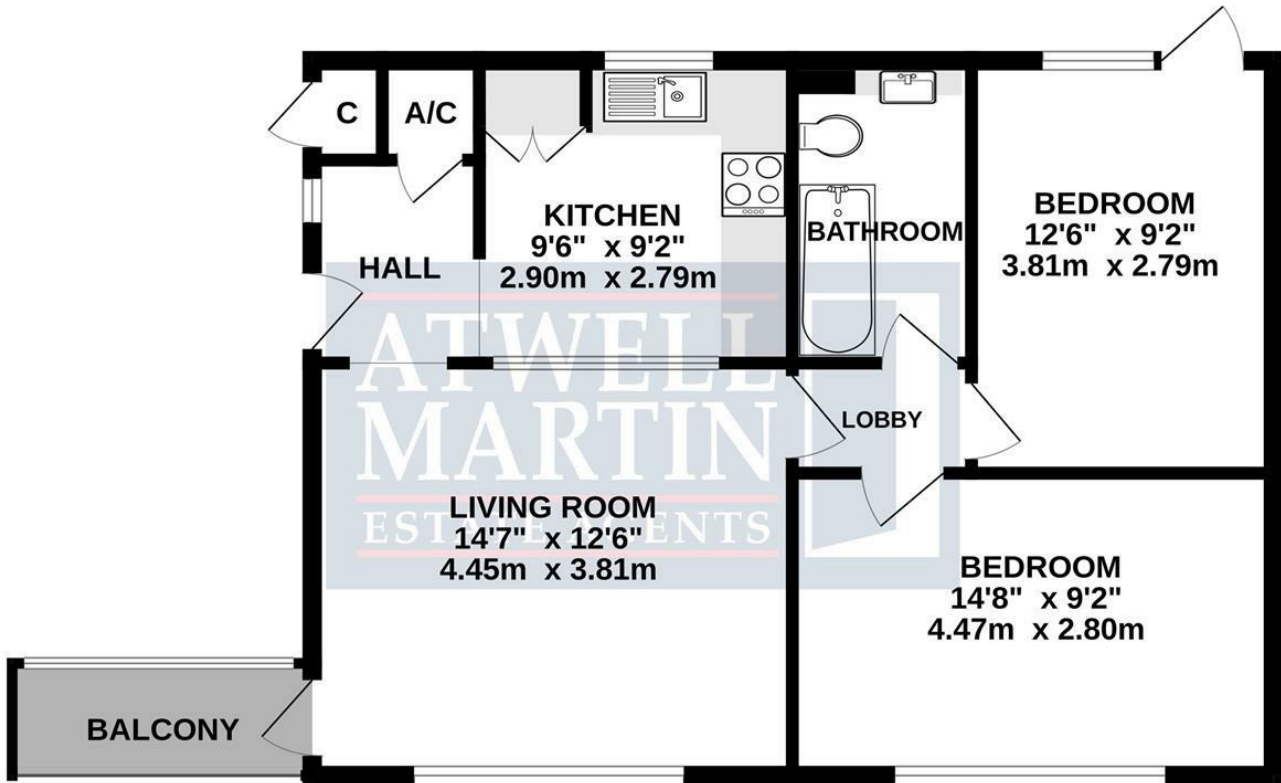








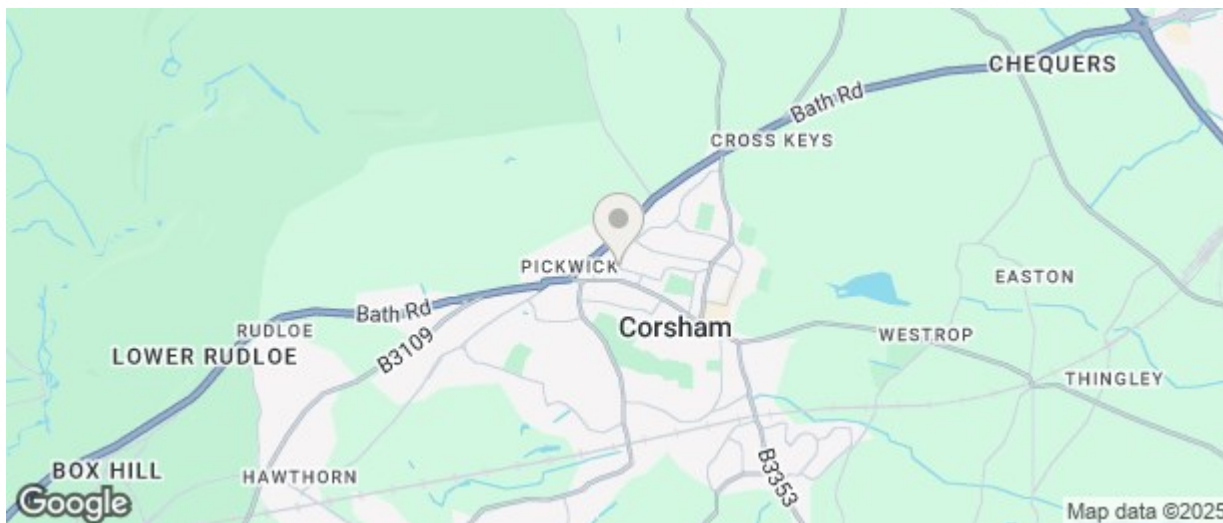
TOP FLOOR FLAT (SECOND FLOOR)  
633 sq.ft. (58.9 sq.m.) approx.



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TOTAL FLOOR AREA : 633 sq.ft. (58.9 sq.m.) 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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing