



2 The Court
Box



2 The Court Box SN13 8HJ

A delightfully charming former miners character cottage situated in a quiet off road location amidst similar properties and sold with no onward chain.

- Character 2 Bed Cottage • Newly Renovated • 2 Reception Rooms • Parking & Enclosed Garden • Period Features • Delightful location • No Onward Chain •

Guide Price £300,000



Description

We are delighted to offer for sale this newly renovated former miners cottage offering, 2 double bedrooms and located close to The Common in the popular village of Box. The cottage offers a wealth of character and is situated in a quiet off road situated amidst similar period properties and sold with no onward chain. The cottage which is made from local Bath stone has accommodation to the ground floor which comprises a living room, further reception room, extended kitchen/breakfast room and bathroom. While to the first floor there are two double bedrooms and a shower room. Further benefits includes gas central heating, double glazing, allocated parking and an enclosed rear south facing garden.

Situation

Box is a popular Wiltshire village offering an excellent range of local facilities which include post office, general stores, newsagent, butchers, chemist, library, doctors surgery, public houses, church and local primary school. The Georgian City of Bath (circa 6 miles) offers a more comprehensive range of facilities. There are mainline railway links to London, Bristol and Swindon from Bath and Chippenham.

Directions

From our Corsham office bear right onto Pickwick Road and continue up to the A4. At the Hare and Hounds roundabout bear left onto the A4 and follow the signs to Bath. Continue on this road for approximately two miles taking the left turning onto Beech Road. The property can be found a little further on your ??? hand side.

Services & Council Tax

Council Tax Band - C.

Mains Water, Sewage and Electricity.



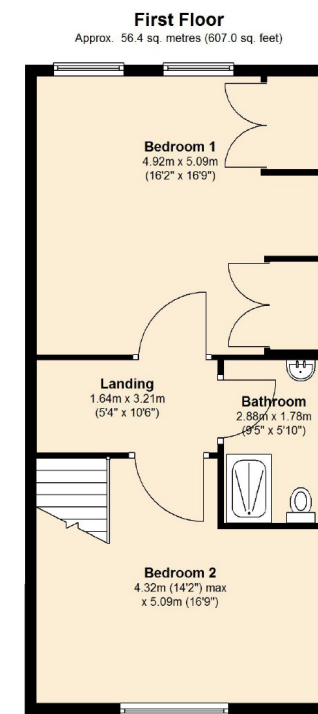
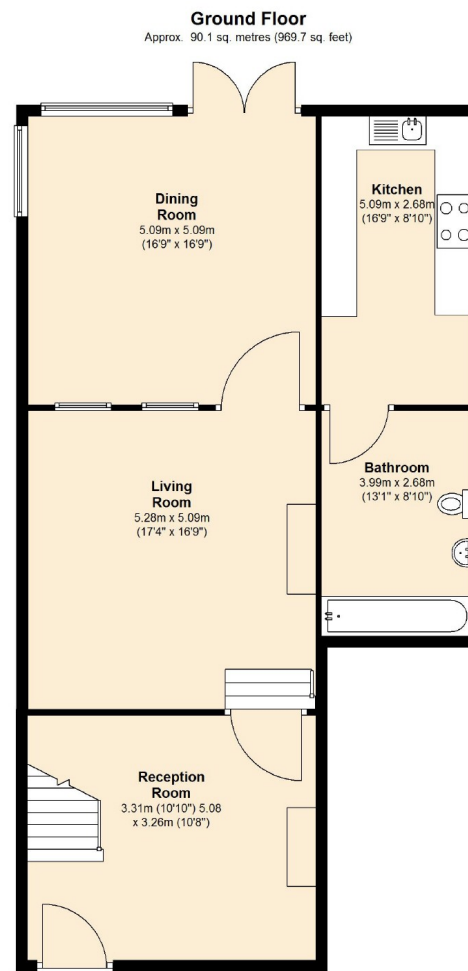
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 146.5 sq. metres (1576.8 sq. feet)

6 High Street, Corsham, Wiltshire, SN13 0HB
Tel: 01249 712039
Fax:
Email: corsham@strakers.co.uk

strakers.co.uk

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■ Malmesbury

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■ Devizes

■ Swindon
■ North Swindon