



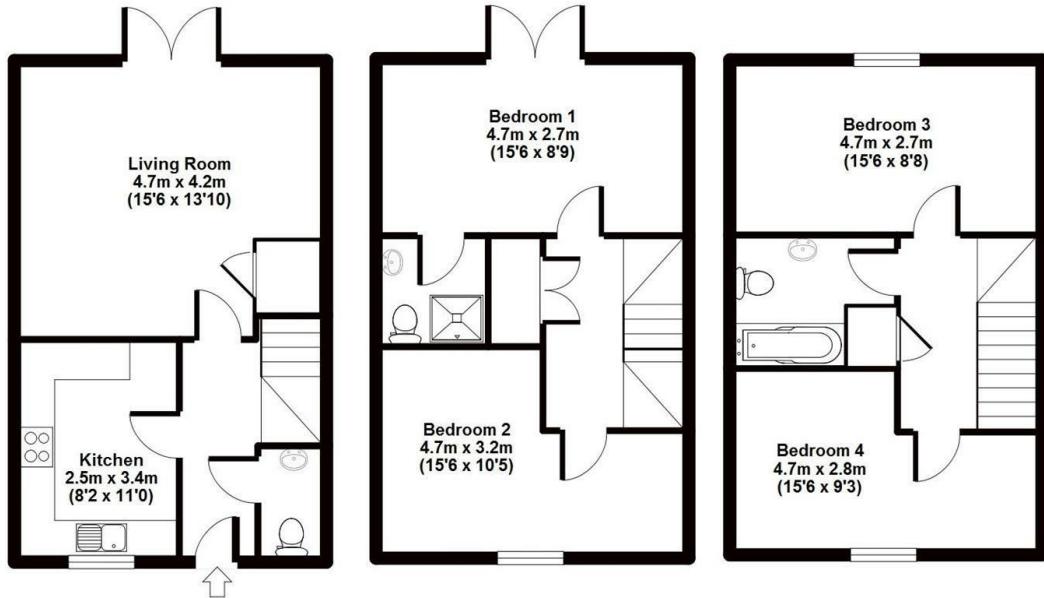
## 26 The Slipway, Staverton, Trowbridge, Wiltshire, BA14 8UP

£315,000

- Versatile layout with Four double bedrooms and Two bathrooms
- Ground Floor Cloakroom
- Master suite with En-suite shower room and Juliette balcony
- Situated in a peaceful marina community, this home offers easy access to local amenities
- Enclosed Low Maintenance Garden
- **\*\*\*NO ONWARD CHAIN\*\*\***

## The Slipway

APPROX GROSS INTERNAL FLOOR AREA: 1153 sq. ft / 107 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms approximate and no responsibility is taken for any error, omission or miss statement. These plans are for the representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by the owner and no guarantee as to their operating ability or their efficiency can be given.

(c) Smart-Hips 2010

## Directions

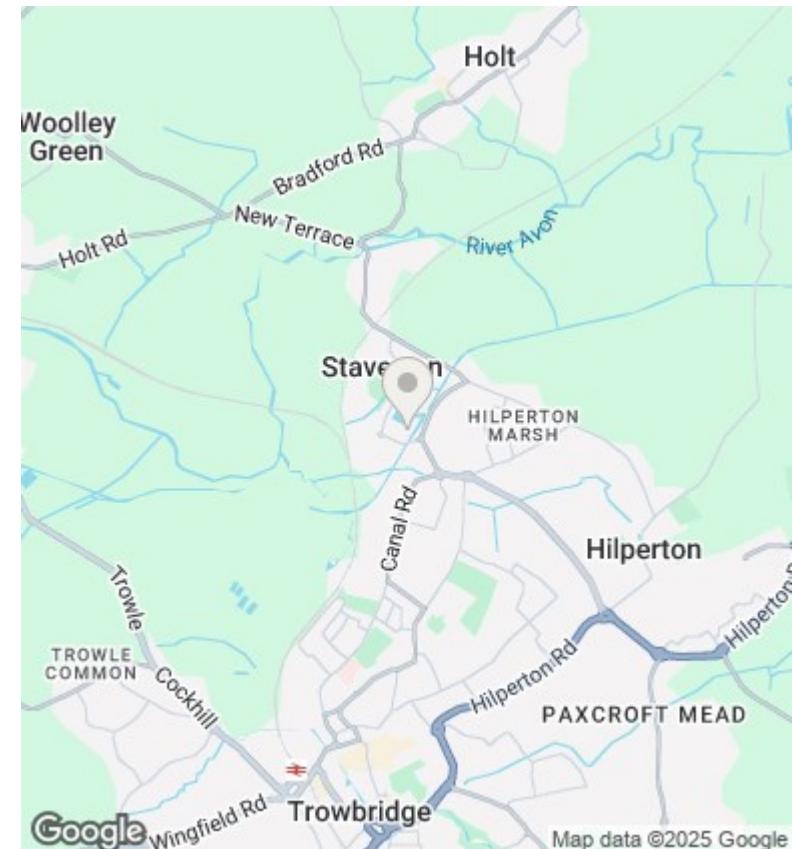
## Viewings

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

## Council Tax Band

D

## EPC Rating:



### Energy Efficiency Rating

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