



**Connells**

St. James Gardens  
Trowbridge





## Property Description

Fabulous Opportunity to Purchase a Two Bedroom Mid Terrace Modern Style Property, built around three years ago and in the centre of Trowbridge, close to shops, bars and cafes and within walking distance of Trowbridge Railway.

The property is being Offered For Sale with No Onward Chain and currently comprises Entrance Hall, Cloakroom, Kitchen, Lounge, Two DOUBLE Bedrooms & Bathroom.

Outside there is an Enclosed Rear Garden & Parking Space to the Front.

Viewing recommended in order to appreciate & secure.

## Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor. Understairs storage cupboard. Radiator. Doors to Cloakroom, Kitchen & Lounge.

## Cloakroom

Suite comprising wash hand basin with tiled splashback and low level wc. Radiator.

## Kitchen / Diner

10' 6" max x 9' max ( 3.20m max x 2.74m max )

Double glazed window to front aspect. Modern fitted kitchen comprising a comprehensive range of wall and base units with roll edge work surfaces and matching upstands. Inset stainless steel one and half bowl sink and drainer. Built in electric oven and inset gas hob with stainless steel canopy over. Space for under counter appliances including washing machine and dishwasher. Further space for fridge freezer. Radiator. Inset ceiling spotlights. Door to Lounge.

## Lounge

15' 6" max x 10' 6" max ( 4.72m max x 3.20m max )

With double glazed window and french doors to rear, overlooking and leading to rear garden. Radiator. TV & telephone points,

## First Floor Landing

With stairs rising from Entrance Hall. Loft access. Radiator. Doors to Bedrooms and Bathroom.

## Bedroom One

12' 4" max x 10' 6" max ( 3.76m max x 3.20m max )

Double glazed window to front aspect. Built in overstairs cupboard. Further built in airing cupboard housing gas fired combi boiler serving heating and hot water system. Radiator. TV & telephone points.

## Bedroom Two

10' 4" max x 9' 2" max ( 3.15m max x 2.79m max )

Double glazed window to rear aspect, overlooking garden. Radiator.

## Rear Garden

Paved patio adjoining the house whilst remaining being laid to lawn. Enclosed by fencing to boundaries. Flower beds.

## Parking

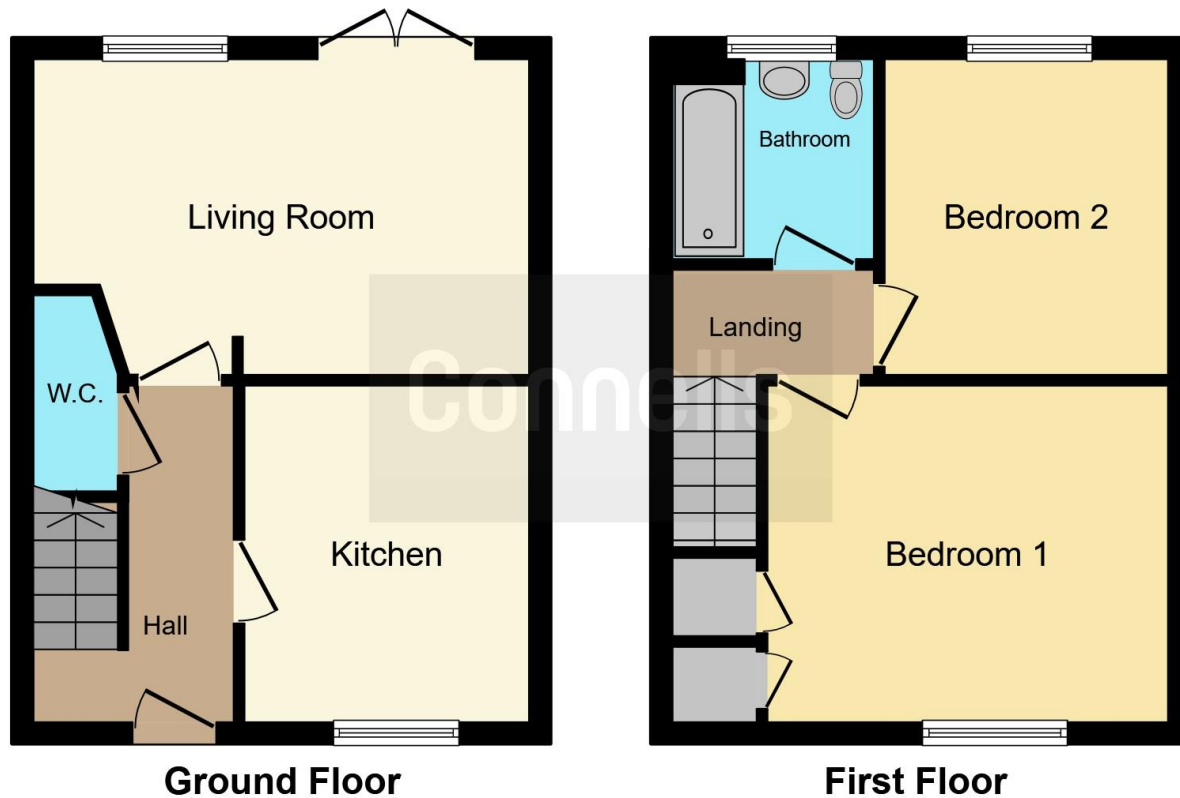
Allocated parking to the front of the property. Path to front door.

## Agents Note

There is an annual management fee payable of £209:00 - this is the new charge for the coming year received April 2024. This is for the upkeep of the communal areas.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01225 754391**  
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**EPC Rating: B**

**view this property online [connells.co.uk/Property/TWB306317](http://connells.co.uk/Property/TWB306317)**

Tenure: Freehold



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