



**Connells**

Harford Street  
Trowbridge



## Property Description

Located in a terrace of similar properties this Traditional Style Family Home is within walking distance of the Town Centre, Large Park & Odeon Cinema Leisure Complex.

Accommodation comprises Entrance Hall, Open Plan Lounge / Diner, Kitchen & Conservatory, Two Bedrooms, Bathroom & Loft Room. Outside there is a Good Size Enclosed Garden to the Rear which has a Workshop with Power & Light.

### Entrance Hall

Door to front aspect. Stairs rising to first floor landing. Door to Lounge.

### Lounge

22' 4" max x 11' 2" max ( 6.81m max x 3.40m max )

Window to front aspect. Viewing window space to Kitchen. Feature fire place with fitted log burner. Two electric radiators. Built in storage. Understairs storage. Door to Kitchen.

### Kitchen

12' 8" max x 8' 5" max ( 3.86m max x 2.57m max )

Door & windows to rear looking into and leading to Conservatory. Comprising a comprehensive range of wall, base & drawer units with wood work surfaces & splashback tiling. Inset sink and drainer. Freestanding cooker space. Space for under counter appliance. Integrated fridge freezer. Viewing space back to Lounge / Diner.

### Conservatory

Windows and door overlooking and leading to garden.

### First Floor Landing

Stairs rising form Entrance Hall. Doors to Bedrooms & Bathroom. Ladder style stairs to loft room.

### Bedroom One

13' 3" max x 10' 5" max to cupboards ( 4.04m max x 3.17m max to cupboards )

Window to front aspect. Built in storage cupboards. Electric radiator.

### Bedroom Two

11' 4" max x 9' 2" max ( 3.45m max x 2.79m max )

Window to rear, overlooking garden. Electric radiator. Built in storage.

### Bathroom

Window to rear, obscured. Three piece suite comprising panel enclosed bath with shower over, built in storage incorporating low level wc & inset wash hand basin. Heated radiator. Built in storage / airing cupboard.

Cont'd.....

## Loft Room

13' 5" max x 12' max ( 4.09m max x 3.66m max )

Three skylights. Part restricted head height. Ladder style open tread stairs & hand rail from first floor landing. Eaved storage.

## Front Garden

Courtyard area to the front with wall & gate to boundary.

## Rear Garden

Enclosed garden to the rear. Mainly laid to lawn with areas for plants & shrubs. To the rear of the garden is workshop with power & light.

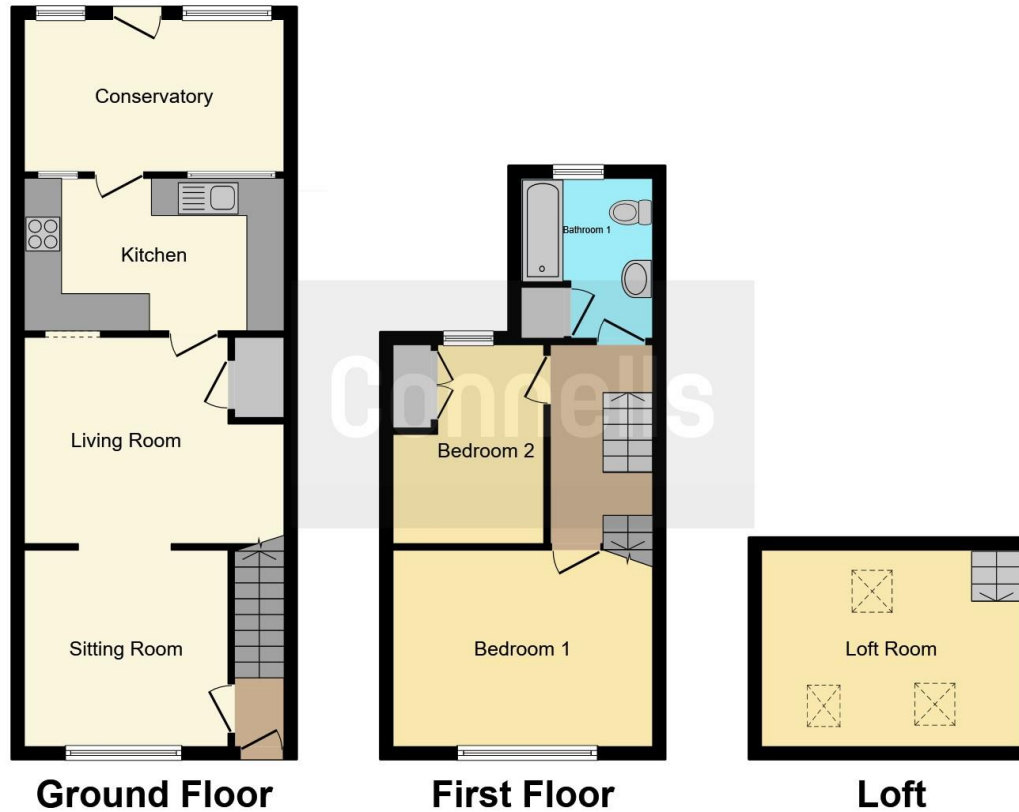
## Agents Note

Loft room does not have building regulations sign off.









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**  
**E trowbridge@connells.co.uk**

11 Fore Street  
 TROWBRIDGE BA14 8HA

**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/TWB306788](http://connells.co.uk/Property/TWB306788)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: TWB306788 - 0005