





## Property Description

Town Centre Positioned Ground Floor Flat. The property is being Offered For Sale with No Onward Chain and is ideal for access to shops, bars & eateries as well as Trowbridge Railway.

Accommodation comprises Lounge / Diner, Kitchen, Bedroom & Bathroom.

Ideal as an investment or to get your first step on the property ladder - viewing recommended!

## Lounge / Dining Room

16' 1" max x 14' max ( 4.90m max x 4.27m max )

Door and window to front aspect. Open access to Kitchen. Door to Bedroom. Radiator.

## Kitchen

7' 9" max x 6' 10" max ( 2.36m max x 2.08m max )

Comprising a range of wall and base units with work surfaces over and part tiled walls. Inset stainless steel and drainer. Built in electric oven and inset electric hob. Space for under counter appliances.

## Bedroom

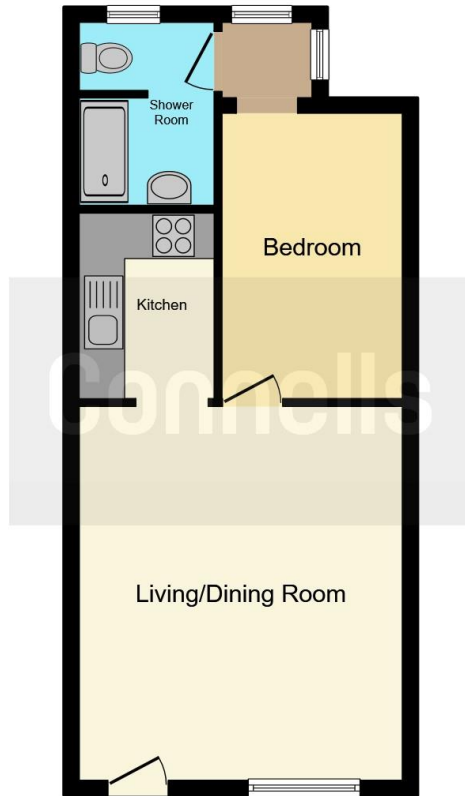
16' 1" max x 7' 2" max ( 4.90m max x 2.18m max )

Windows to side and rear aspects. Radiator. Access to Bathroom.

## Shower Room

Obscure window to rear aspect. Suite comprising vanity wash hand basin with cupboard under, walk in shower enclosure with sliding doors and low level wc. Part tiled walls. Radiator. Wall mounted gas fired boiler serving heating and hot water system.





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

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/TWB307002](https://www.connells.co.uk/Property/TWB307002)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 12 Feb 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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.

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