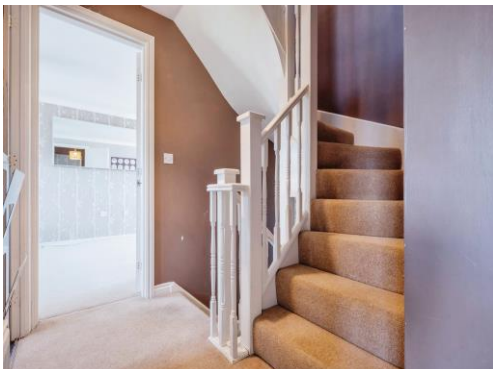




Connells

Cavell Court
Trowbridge



Property Description

A large four bedroom townhouse, set within a quiet cul de sac, with enclosed rear garden laid to decking/shingle/turf, enclosed car port and driveway parking. This property is extremely well presented throughout and provides spacious living accommodation. Consists of ground floor: Entrance hall with storage cupboard, cloakroom, large kitchen/diner leading to utility with plumbing for washing machine and back door leading to the garden. First floor: Double aspect living/dining room, bedroom three (double) with en suite shower room, bedroom four (single) and family bathroom with bath and shower over. Second floor: Master bedroom with en suite, bath and shower over and bedroom three (large double) with large storage cupboard. Benefits include: Integrated oven/hob/extractor hood, integrated dishwasher, gas heating and double glazing.

Entrance Hall

Door to front aspect. Stairs rising to upper floors with cupboard under. Doors to Cloakroom & Kitchen / Dining Room. Radiator.

Cloakroom

Window to front. Suite comprising low level wc & wash hand basin. Splashback tiling. Radiator.

Kitchen / Dining Room

16' 6" max x 8' 8" max (5.03m max x 2.64m max)

Window to rear aspect, overlooking garden. Comprising a comprehensive range of wall & base units with work surfaces over & partly

tilled walls. Inset sink and drainer unit. Built in oven & inset hob with cookerhood. Space for appliances. Area for table & chairs. Arch to Utility Room.

Utility Room

Door to rear garden. Work surface with inset sink & drainer. Space for under counter appliances.

First Floor Landing

With stairs rising from Entrance Hall. Doors to Lounge, Master Bedroom, Bedroom Four & family Bathroom. Stairs rising to Second Floor.

Lounge

16' 6" x 10' (5.03m x 3.05m)
Dual aspect room with windows to front & rear. Radiators.

Bedroom Three

10' 9" max x 10' 1" max (3.28m max x 3.07m max)
Window to front aspect. Radiator. Door to En Suite.

En Suite

Window to rear. Suite comprising large walk in shower cubicle, wash hand basin & low level wc. Partly tiled.

Bedroom Four

10' 7" max x 4' 11" max pls door recess (3.23m max x 1.50m max pls door recess)
Window to front aspect. [Irregular shaped room]

Family Bathroom

Obscure window to front. Suite comprising bath with shower over, wash hand basin and low level wc. Partly tiled. Radiator.

Second Floor Landing

Stairs form first floor landing. Storage cupboard. Doors to Bedrooms Two & Three.

Master Bedroom

9' 9" max x 8' 7" max (2.97m max x 2.62m max)

Window to rear overlooking garden. Door to En Suite. [Irregular shaped room]

En Suite

Velux style window to rear. Suite comprising bath with shower over, wash hand basin & low level wc.

Bedroom Two

17' 5" max x 9' 3" max (5.31m max x 2.82m max)

Dual aspect with window to front & rear. Radiator.

Front Garden

Area to front with path to front door, Driveway to the front of the car port.

Car Port

Gated access to car port & onto rear garden.

Rear Garden

Enclosed by fencing and mainly laid to lawn with decked area.

Auctioneer's Comments

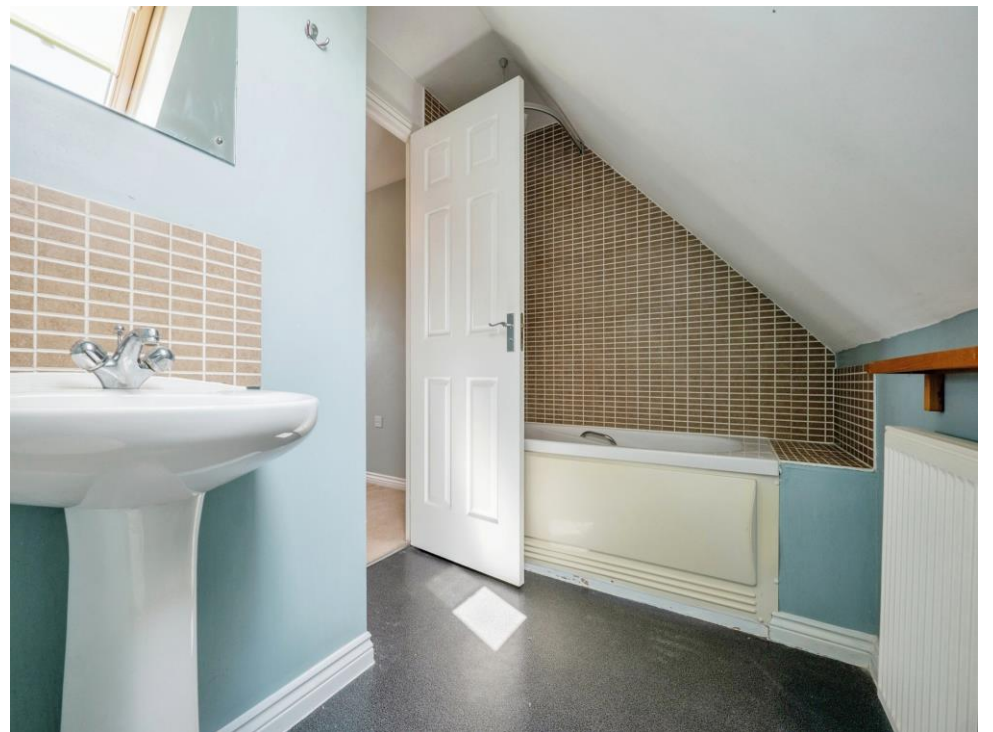
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The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

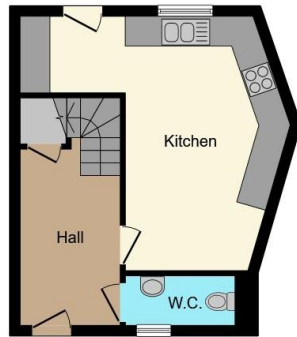
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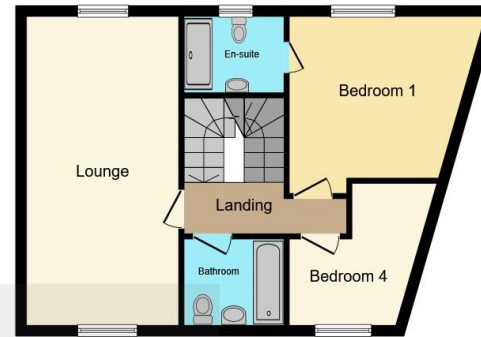








Ground Floor



First Floor



Second Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold



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