



**Connells**

Chantry Court  
Southwick, Trowbridge



# Chantry Court Southwick, Trowbridge BA14 9AY

for sale  
**£275,000**



## Property Description

Modern Style End of Terrace Home in the village of Southwick. The property sits tucked away behind the main Chantry Gardens properties and offers a contemporary feel throughout with its fixtures & fittings.

Accommodation comprises Entrance Hall, Cloakroom, Kitchen & Lounge / Diner to the Ground Floor whilst to the First Floor, there are Three Bedrooms - one with En Suite & separate Family Bathroom.

Outside the property has Two Allocated Parking Spaces to the Front & Enclosed Garden to the Rear with gated side access.....

## Entrance

Door to front aspect. Stairs rising to first floor. Doors to Cloakroom, Lounge / Diner & open access to Kitchen. Radiator.

## Cloakroom

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

## Kitchen

Window to front aspect. Modern fitted kitchen comprising wall, base & drawer units with work surfaces with upstands. Inset sink and drainer unit. Built in appliances include double oven, inset gas hob & extractor over.

Integrated appliances include washing machine, dishwasher & fridge freezer. Inset ceiling spotlights.

## Lounge / Diner

17' 3" x 14' 10" ( 5.26m x 4.52m )

French doors and window to rear aspect, overlooking garden. Door to understairs cupboard. Radiator.

## First Floor Landing

With stairs rising form Entrance Hall. Loft access - which houses battery for solar panels. Doors to Bedrooms & Bathroom.

## Bedroom One

15' x 8' 4" ( 4.57m x 2.54m )

Window to rear, overlooking garden. Door to En Suite. Radiator.

## En Suite

Suite comprising walk in shower cubicle, wash hand basin & low level wc. Heated towel rail. Wall mounted illuminated mirror. Part tiled wall.

## Bedroom Two

10' 2" x 8' 4" ( 3.10m x 2.54m )

Window to front aspect. Radiator.

## Bedroom Three

11' 9" x 6' 2" ( 3.58m x 1.88m )

Window to rear, overlooking garden.  
Radiator.

## Family Bathroom

Obscured window to the front. Modern three piece suite comprising bath with wall mounted shower & screen to side, wash hand basin with storage cupboard under & push button flush low level wc. Part tiled walls. Wall mounted illuminated mirror. Heated towel rail.

## Rear Garden

Enclosed by fencing & mainly laid to lawn with paved patio. Shed. South east facing.

## Parking

To the front of the property is allocated parking for two vehicles.

## Agents Note

The property benefits from solar panels with storage battery housed in the loft space. These are currently rented at a cost of £117 per month.



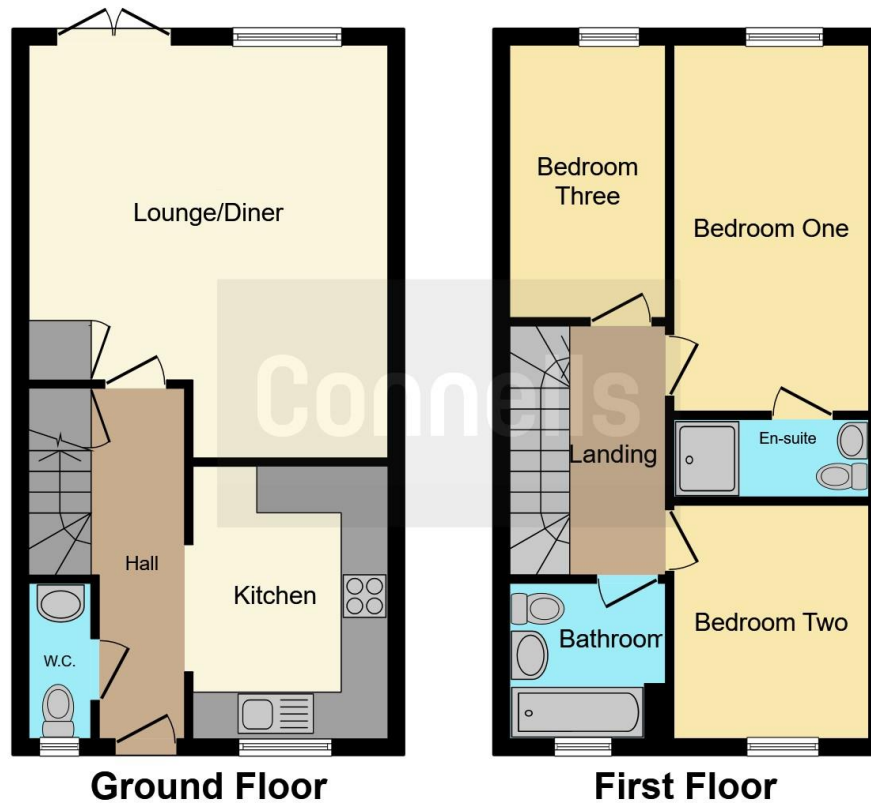












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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

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**T 01225 754391**  
**E [trowbridge@connells.co.uk](mailto:trowbridge@connells.co.uk)**

11 Fore Street  
 TROWBRIDGE BA14 8HA

**EPC Rating: B**

Tenure: Freehold

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