



Connells

Newtown  
Trowbridge





## Property Description

Ground Floor One Bed Flat in an established area of Trowbridge - great for access to Train Station and Town Centre. This would make a great investment property or first time buy!

Accommodation comprises Lounge, Kitchen, Bedroom & Shower Room. You also have access to the rear garden and the property is also afforded one parking space to the rear.

## Entrance

Double glazed door to front aspect giving access to both ground & first floor flats. Door to ground floor flat on the left.

## Lounge

11' 9" max x 11' 4" ( 3.58m max x 3.45m )  
Double glazed window to rear aspect. TV point. Laminate flooring. Electric fire.

## Kitchen

9' 7" max x 7' 9" max ( 2.92m max x 2.36m max )  
Double glazed window to side aspect. Understairs storage. Comprising wall & base units with work tops over and splashback tiling, Inset sink and drainer. Built in oven and inset hob. Space for appliances. Laminate flooring. Door to outside.

## Bedroom

14' max into bay x 11' 4" max ( 4.27m max into bay x 3.45m max )  
Bay to the front with double glazed windows. Radiator. Laminate flooring,

Cont'd....

## Bathroom

Double glazed window to rear. Suite comprising panel enclosed bath with electric shower, wash hand basin and low level wc. Extractor fan. Splashback tiling. Vinyl floor tiles.

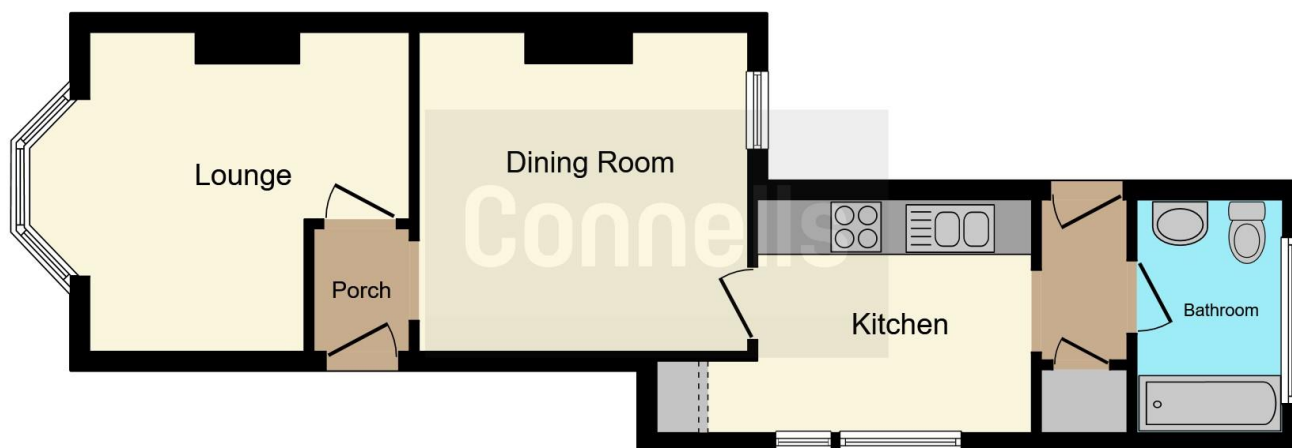
## Rear Garden

Enclosed by fencing and laid to lawn. Path. Garden shed.

## Parking

Parking space to the rear.





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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: E**

**view this property online [connells.co.uk/Property/TWB307187](http://connells.co.uk/Property/TWB307187)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 31 Dec 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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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Property Ref: TWB307187 - 0003



Tenure: Leasehold

