

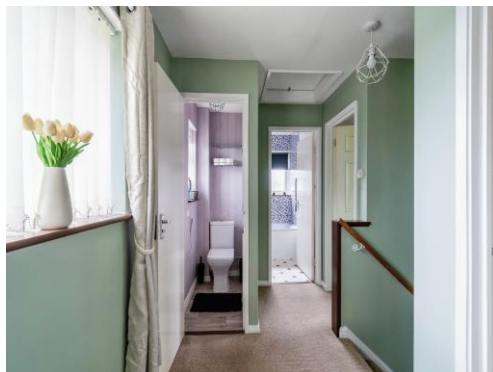


Connells

Beech Grove
TROWBRIDGE, Wilts

Beech Grove TROWBRIDGE, Wilts BA14 0HG

for sale
£250,000



Property Description

Semi Detached Family Home in a sought after area of Trowbridge. The location makes it an ideal choice for access to good schools & Trowbridge College.

Accommodation comprises Lounge, Kitchen, Landing, three Bedrooms & Bathroom.

Outside there are Gardens to the Front & Rear.

In our opinion, a viewing is highly advised in order to appreciate & secure.....

Entrance Hall

Door to front aspect with storm canopy over. Stairs rising to first floor landing. Door to Lounge.

Lounge

17' 11" max x 12' 5" max (5.46m max x 3.78m max)

Bay window to front aspect & french doors to rear, opening onto garden. Fire place. Radiator. Door to Kitchen.

Kitchen

13' 11" max x 12' 8" max (4.24m max x 3.86m max)

Dual aspect with window to rear aspect and windows to side. Range of wall and base units with work surfaces over. Inset sink and drainer unit. Space for appliances. Understairs storage cupboard. Further built in storage / cloaks cupboards.

First Floor Landing

Window to rear aspect. Loft access. Doors to Bedrooms, Bathroom & Cloakroom.

Bedroom One

12' 8" max x 12' 8" max inc recess (3.86m max x 3.86m max inc recess)

Window to front aspect. Built in overstairs cupboard. Radiator.

Bedroom Two

11' 8" max x 9' 4" max (3.56m max x 2.84m max)

Window to front aspect. Cupboard housing gas fired boiler serving heating and hot water system. Radiator.

Cont'd.....

Bedroom Three

Window to rear aspect. Radiator.

Bathroom

Obscure window to side. Suite comprising panel enclosed bath with hand held shower & pedestal wash hand basin. Tiled walls. Radiator.

Wc

Obscure window to rear. Low level wc.

Front Garden

Low level wall to boundary with gate & path to front door. Path continues to the side leading to the rear garden. Areas laid to lawn.

Rear Garden

Enclosed by fencing. Mainly laid to lawn with paved patio area. Garden shed. Path leads to the front.









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

To view this property please contact Connells on

T 01225 754391
E trowbridge@connells.co.uk

11 Fore Street
 TROWBRIDGE BA14 8HA

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/TWB307260



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: TWB307260 - 0002