



**Connells**

Duke Street  
TROWBRIDGE





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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.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Property Description

Town Centre Located Mid Terrace Modern Style Home. Ideally positioned for access to the shops, cafes & bars along with Odeon Cinema Complex & Trowbridge Railway....

Accommodation comprises Kitchen, Lounge, Cloakroom, Two Bedrooms & Bathroom.

Great Investment or First Time Buy Opportunity!

### Entrance

Door to front aspect. Stairs to first floor. Door to Kitchen.

### Kitchen

8' 9" max x 7' 9" max ( 2.67m max x 2.36m max )

Window to front aspect. Comprising wall & base units with work surfaces & partly tiled walls. Inset sink and drainer unit. Built in oven and inset gas hob. Space for appliances. Radiator. Door to Lounge.

### Lounge

14' 4" max x 11' 7" max ( 4.37m max x 3.53m max )

Window & door to rear aspect, leading to courtyard. Radiator.

### Cloakroom

Suite comprising low level wc & wash hand basin.

Cont.d....

## First Floor Landing

Stairs rising from Entrance Hall. Doors to Bedrooms & Bathroom.

## Bedroom One

11' 7" max x 7' 4" max ( 3.53m max x 2.24m max )

Window to rear aspect. Radiator.

## Bedroom Two

11' 7" max x 7' 8" max ( 3.53m max x 2.34m max )

Two windows to front aspect. Radiator.

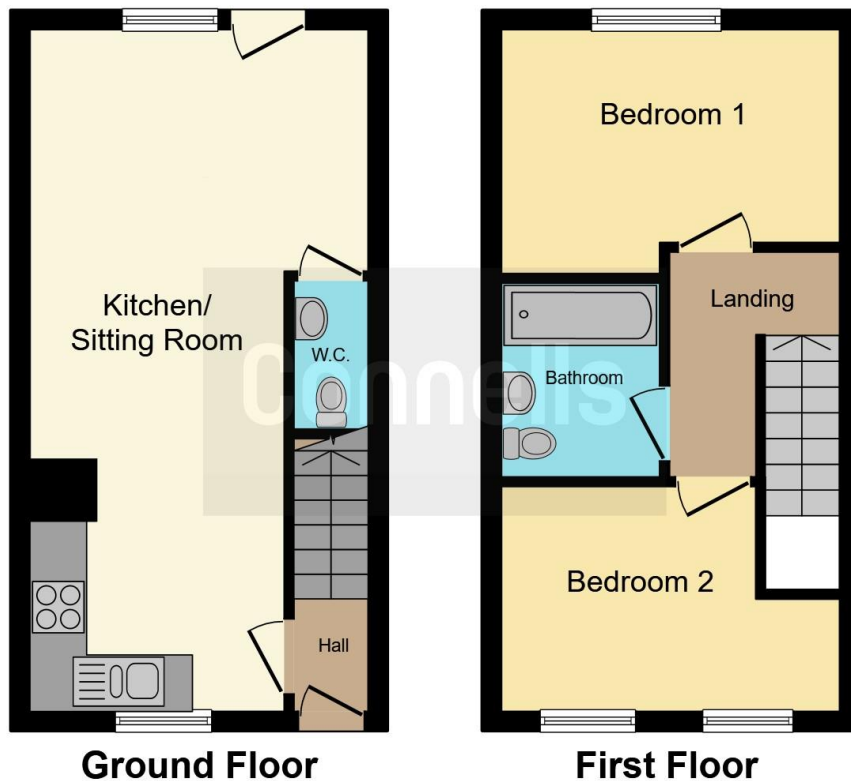
## Bathroom

Three piece suite comprising panel enclosed bath, wash hand basin and low level wc. Radiator. Splashback tiling. Radiator.

## Courtyard

Courtyard at 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: C**

**view this property online [connells.co.uk/Property/TWB307362](http://connells.co.uk/Property/TWB307362)**



Tenure: Freehold



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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