



Connells

Chantry Gardens
Southwick, Trowbridge

Chantry Gardens Southwick, Trowbridge BA14 9QS

for sale guide price
£325,000



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

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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

Semi Detached Three Bed home in Southwick. Nestled in a small cul de sac within Chantry Gardens this property occupies a generous corner plot with ample gardens. Planning permission granted to build a separate property. Viewing advised!

Entrance Porch

Door to side. Window to front. Door to Entrance Hall.

Entrance Hall

With stairs upto first floor landing. Doors to Lounge & Kitchen.

Lounge

13' 8" max x 11' 2" max (4.17m max x 3.40m max)

Window to front aspect. Radiator. Fire place with gas fire. Access to Dining Room.

Dining Room

9' 7" max x 9' 6" max (2.92m max x 2.90m max)

Doors to Conservatory.

Conservatory

10' 4" max x 7' 8" max (3.15m max x 2.34m max)

With windows & doors to rear, overlooking and leading to garden.

Kitchen

9' 5" max x 7' 3" max (2.87m max x 2.21m max)

Window to rear aspect. Access to Utility Area. Comprising a range of wall, base & drawer units with work surface & part tiled walls. Inset sink and drainer. Built in oven and inset hob. Space for further appliances.

Utility Area

11' 4" max x 6' 7" max (3.45m max x 2.01m max)

Area for appliances / storage.

Cloakroom

Window to rear. Suite comprising low level wc & wash hand basin.

First Floor Landing

With stairs from Entrance Hall. Access to Loft. Airing cupboard. Doors to Bedrooms & Bathroom.

Bedroom One

11' 2" max x 10' 3" max (3.40m max x 3.12m max)

Window to front aspect. Radiator. Built in wardrobe.

Bedroom Two

12' 2" max x 9' 7" max (3.71m max x 2.92m max)

Window to rear aspect. Radiator.

Bedroom Three

8' 4" max x 7' 4" max (2.54m max x 2.24m max)

Window to front aspect. Radiator.

Family Bathroom

Obscure window. Suite comprising shower cubicle, pedestal wash hand basin & low level wc. Part tiled walls. Radiator.

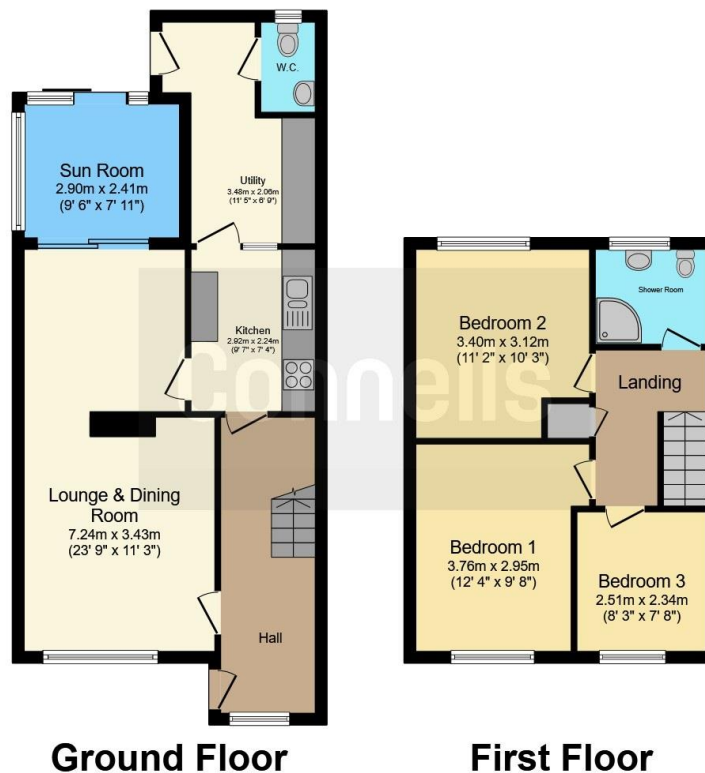
Gardens

The property sits on a generous plot with gardens to the front, side & rear. Detached Garage & Driveway. The property has planning granted for a three bed detached dwelling in the garden - PL/2024/05249









Total floor area 95.3 m² (1,026 sq.ft.) approx

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

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11 Fore Street
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/TWB307443



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