



Connells

Walmesley Chase
Hilperton, Trowbridge, Wilts

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Hilperton, Trowbridge, Wilts BA14 7HY

for sale
£200,000



Property Description

Connells are delighted to present to the market this Well Presented Two Bedroom Coach House on the popular Paxcroft Mead development.

The accommodation comprises Entrance Porch, Landing, Lounge / Diner, Kitchen, Two Bedrooms & Bathroom. Outside there is a Garage.

Viewing highly advised...

Entrance Porch

Door to front. Window to side. Stairs up to first floor accommodation.

Landing

Doors to Lounge, Bedrooms & Bathroom.

Lounge / Diner

17' 7" max x 11' 5" max (5.36m max x 3.48m max)

L shaped room. Two windows to front aspect. Electric heating. Access to Kitchen.

Kitchen

10' 1" max x 6' 7" max (3.07m max x 2.01m max)

Window to rear. Comprising a range of wall, base & drawer units with work surfaces over and splashback tiling. Inset sink and drainer. Built in electric oven & inset hob. Space for appliances.

Bedroom One

11' 2" max x 9' 3" max (3.40m max x 2.82m max)

Window. Built in cupboard. Electric radiator. Built in wardrobe.

Bedroom Two

12' 9" max x 6' 4" max (3.89m max x 1.93m max)

Window. Airing cupboard with hot water tank.
Electric radiator.

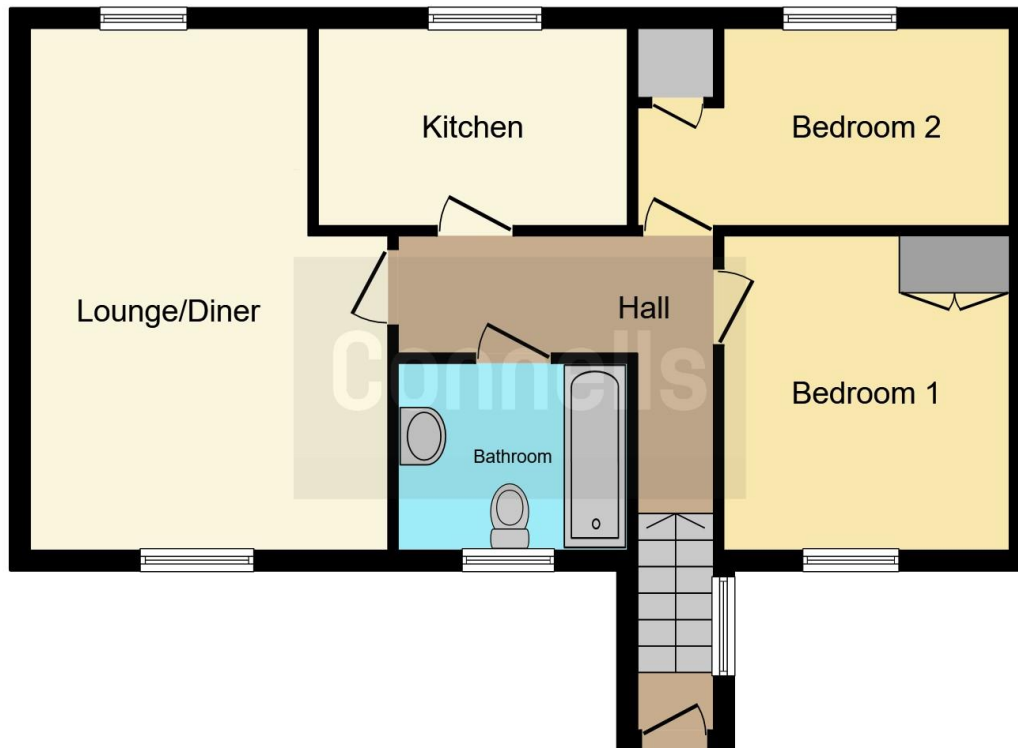
Bathroom

Obscured window. Suite comprising bath with wall mounted shower over, wash hand basin and low level wc. Heated towel rail.
Splashback tiling.

Garage

Single up and over door, power & light.
Storage room.





Total floor area 57.5 m² (619 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
 TROWBRIDGE BA14 8HA

EPC Rating:
 Awaited

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TWB307463

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. 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.

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.

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Property Ref: TWB307463 - 0003

