



Connells

Wessex Mews, Drynham Road
Trowbridge



Property Description

First Floor Flat in Purpose Built Block in Trowbridge. The property offers walking distance to town & Trowbridge Railway with a Convenience Store & Pub nearby.

Would make a great Investment or FTB opportunity!

More details to follow.....

Entrance

Double glazed door opening into Entrance Hall.

Hallway

Doors to Lounge, Bedroom & Bathroom. Built in cupboard housing hot water tank. Wall mounted heater.

Lounge

12' 11" max x 9' 8" max (3.94m max x 2.95m max)

Two windows to front aspect. Wall mounted electric heater / radiator. TV & telephone points. Arch to Kitchen.

Kitchen

9' 4" max x 5' 8" max (2.84m max x 1.73m max)

With arch from Lounge. Comprising a range of wall and base units with work surfaces over. Inset stainless steel sink and drainer unit. Built in oven and inset hob with cooker hood over. Space for upright fridge freezer. Space for under counter appliance.

Cont'd....



Bedroom

12' max x 8' 9" max (3.66m max x 2.67m max)

Window to front aspect. Loft access. Wall mounted electric heater / radiator.

Bathroom

Obscure window. Suite comprising panel enclosed bath with wall mounted shower over, pedestal wash hand basin and low level wc. Part tiled walls.

Parking

There is some space at the rear for parking, on a first come first served basis.

Agents Note

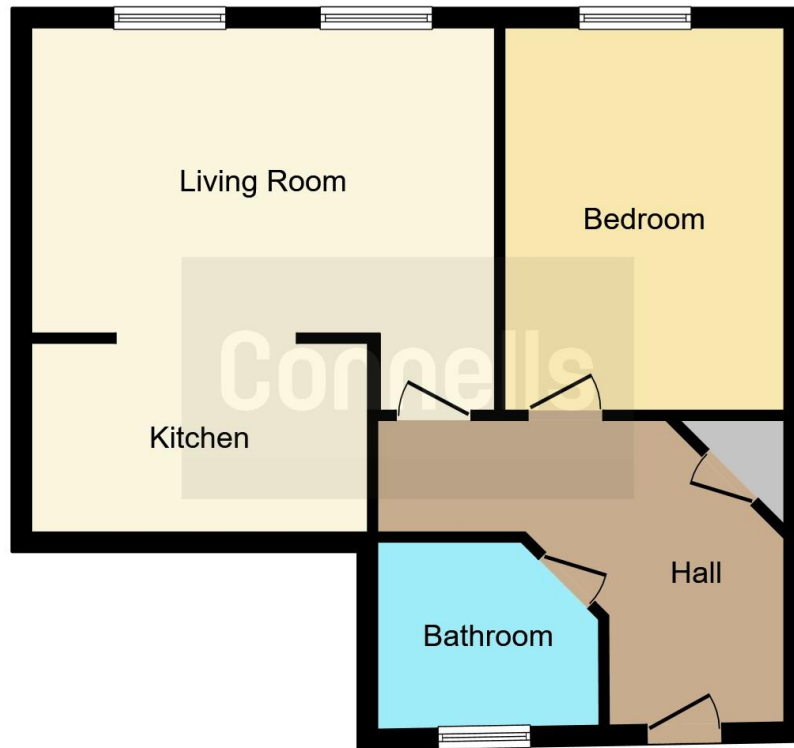
Windows have an Anglian 15 yr guarantee.

Heaters are new - about 2 months ago.

Immersion heater changed 2 years ago.

All electrics upgraded around 2 months ago including the electric box and a certificate has been issued to say good for 5 years.





Total floor area 51.7 m² (557 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: C Council Tax
 Band: A

Service Charge: 888.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TWB307478

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1989. 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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