



Wrights
01225 755553

Henderson Close, Trowbridge, Wiltshire, BA14 0AY

£165,000

This beautifully presented and exceptionally spacious two bedroom first floor maisonette is situated within easy reach of Trowbridge railway station and town centre.

Features include a private entrance, updated kitchen and bathroom, spacious lounge with large window overlooking the communal garden, two double bedrooms, garage and off road parking.

Situation

The property is situated at the end of a cul-de-sac, close to many local amenities including a choice of Primary and Secondary schools and Trowbridge railway station. The town centre of Trowbridge is also within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Spacious two bedroom
first floor maisonette**

Beautifully presented

**Updated kitchen and
bathroom**

Spacious lounge

Two double bedrooms

Modern electric heating

PVCu double glazing

Garage

Off road parking

**Long lease and low
service charges**



The property comprises

Ground Floor

Entrance Hall

With PVCu front door and stairs to the first floor.

First Floor

Landing

The spacious landing offers room for a study area, with a wall mounted modern electric heater, linen cupboard, built in storage cupboard and loft hatch (the loft is part boarded with lighting).

Lounge 10' 3" x 15' 1" (3.13m x 4.61m)

With wall mounted modern electric heater and large PVCu double glazed window to the rear.

Kitchen 8' 11" x 10' 0" (2.72m x 3.04m) max

With a range of eye level and base units, wood laminate worktops with upstands and tiled splash backs, integrated electric oven and ceramic hob with extractor hood over, integrated slimline dishwasher, space for fridge/freezer, washing machine and tumble dryer, inset sink/drain unit, electric heater, built in storage cupboard and PVCu double glazed window to the front.

Bedroom 1 8' 4" x 14' 10" (2.53m x 4.52m)

With wall mounted modern electric heater and PVCu double glazed window to the rear.

Bedroom 2 9' 5" x 10' 0" (2.88m x 3.04m) max

With wall mounted modern electric heater and PVCu double glazed window to the front.

Bathroom

With white suite comprising bath with electric shower over, low level W.C and hand basin with vanity unit, heated towel rail and extractor fan.

Council tax

The property is currently in council tax band A.

Tenure

The property is sold as leasehold with 958 years remaining on the lease. The service charges are approximately £40 per month.

Services

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

Broadband

Superfast broadband is available (source - Ofcom) Predicted maximum download speed - 80Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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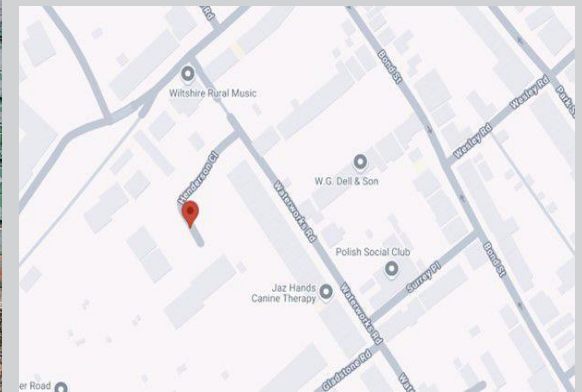
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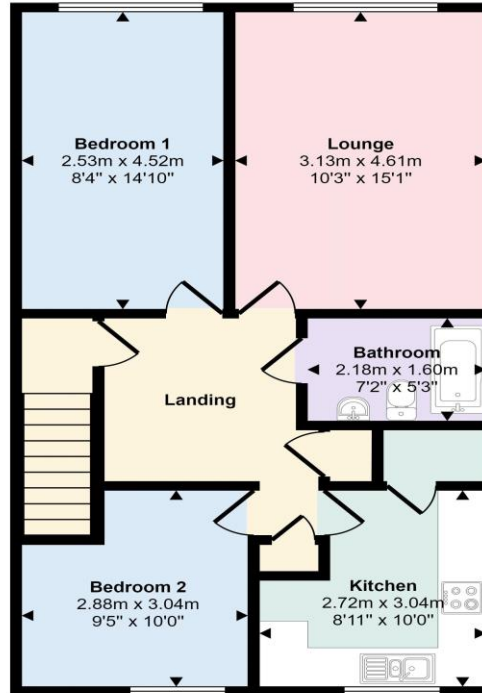


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Approx Gross Internal Area
60 sq m / 651 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.