



Wrights
01225 755553

Bellefield House, Hilperton Road, Trowbridge, Wiltshire, BA14 7FP

£165,000

This spacious two bedroom first floor apartment is situated within a Grade II listed property, within easy reach of Trowbridge town centre and railway station.

Features include an open plan kitchen/living room, electric heating and off road parking. Ideal buy to let with tenants in place. Can also be sold with vacant possession, ideal for a first time buyer.

Sold with the benefit of no onward chain.

Situation

The property is situated close to many local amenities including Trowbridge railway station and St Stephens Place Leisure Park, with an Odeon multiplex cinema and various popular bars and restaurants. The town centre of Trowbridge is also within easy reach, providing excellent shopping and leisure facilities, numerous cafes 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.



Two bedroom first floor apartment

Close to Trowbridge Town centre and railway station

Open plan kitchen/living room

Electric heating

Allocated parking space

Further visitor parking

Grade 2 listed building

Ideal buy to let or first time buy

No onward chain



The property comprises

Hall

With wall mounted electric storage heater.

Open plan Lounge/Kitchen *17' 3" x 16' 3" (5.26m x 4.95m)*

With wall mounted electric storage heater, television point, a range of eye level and base units, rolled edge worktops with tiled splashbacks, integrated double oven, ceramic hob and extractor hood, integrated fridge freezer, dishwasher and washer/dryer, feature window to the front and sash window to the side.

Bedroom 1 *11' 9" x 11' 2" (3.58m x 3.40m)*

With wall mounted electric storage heater and sash window to the rear.

Bedroom 2 *6' 3" x 11' 2" (1.91m x 3.40m)*

With wall mounted electric storage heater, airing cupboard and sash window to the rear.

Shower Room

With white suite comprising large shower enclosure with mains shower, low level w.c, pedestal hand basin, heated towel rail and sash window to the rear.

Externally

One allocated parking space. Visitors parking also available.

Council tax

The property is currently in council tax band C with the rate payable for 2023/2024 being £2027.47.

Tenure

The property is sold with a share of the freehold and a 999 year lease, which commenced in 2007. We have been informed that the current service charges payable are £295 per quarter.

Services

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

Broadband

Standard broadband is available (source - Ofcom) Predicted maximum download speed - 18Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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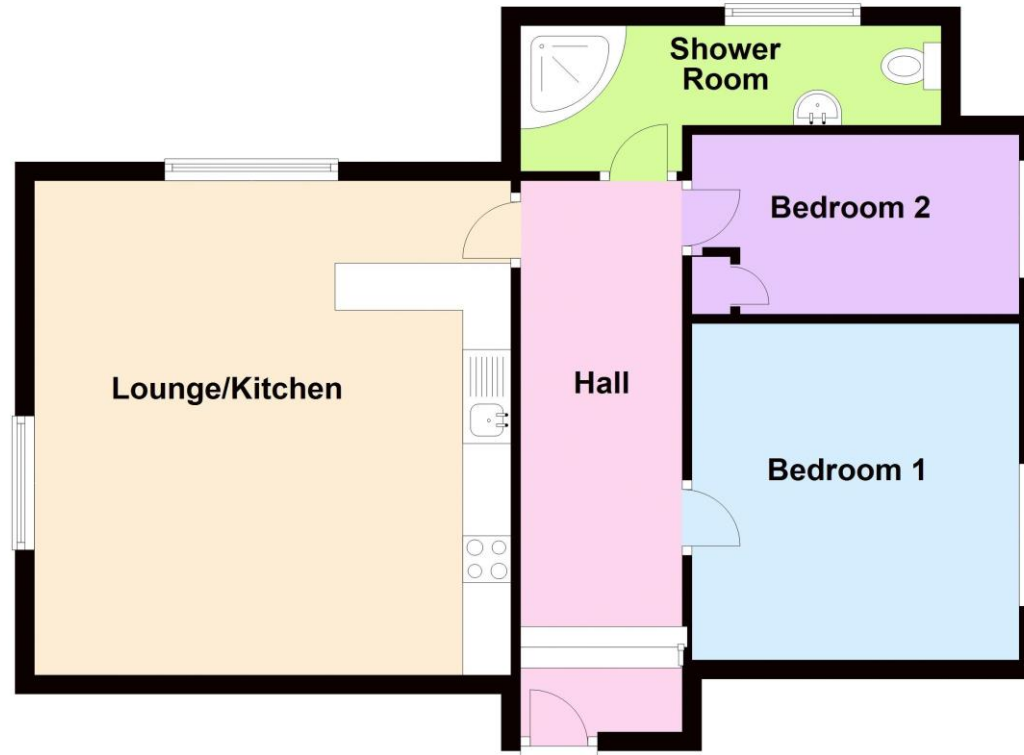
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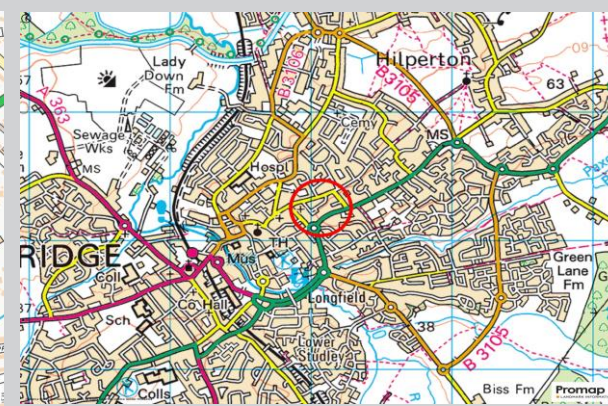
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Ground Floor

Approx. 61.4 sq. metres (660.8 sq. feet)



Total area: approx. 61.4 sq. metres (660.8 sq. feet)





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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.