



**Wrights**  
01225 755553

Surrey Place, Trowbridge, Wiltshire, BA14 0AW

£185,000

This well presented two bedroom period cottage is situated in a popular location within walking distance of the town centre and railway station.

Features include a recently updated kitchen, two reception rooms, PVCu double glazing, gas central heating, two double bedrooms and a well maintained and generous rear garden. Sold with the benefit of no onward chain.

### Situation

The property is situated 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.



**Two bedroom period cottage**

**Within walking distance to town centre and railway station**

**PVCu double glazing**

**Gas central heating**

**Recently updated kitchen**  
**Two reception Rooms**  
**Two double bedrooms**  
**Generous rear garden**  
**No onward chain**





The property comprises

### Ground Floor

#### Kitchen

*9' 8" x 6' 1" (2.94m x 1.86m)*

With PVCu double glazed front door, a range of eye level and base units, worktops with tiled splash backs, freestanding cooker, sink/drain, integrated fridge freezer, space for washing machine, heated towel rail and PVCu double glazed window to the side.

#### Bathroom

With wood laminate flooring, white suite comprising corner bath with shower attachment, low level w.c, pedestal hand basin, wall mounted gas boiler, heated towel rail and obscured PVCu double glazed window to the side.

#### Dining Room

*9' 8" x 12' 1" (2.94m x 3.68m)*

With wood laminate flooring, double panel radiator, telephone point and PVCu double glazed window to the front.

#### Lounge

*9' 7" x 12' 1" (2.92m x 3.68m)*

With wood laminate flooring, double panel radiator, television point and french doors to the rear porch.

#### Porch

With tiled flooring, PVCu double glazed windows to the rear and side and PVCu french doors to the rear.

### First Floor

#### Landing

With loft hatch.

#### Bedroom 1

*9' 8" x 12' 3" (2.94m x 3.73m)*

Generous double with double panel radiator and PVCu double glazed window overlooking the rear garden.

#### Bedroom 2

*9' 9" x 9' 4" (2.98m x 2.85m)*

With double panel radiator, storage cupboard under the stairs and PVCu double glazed window to the rear.

### Externally

#### To the front

Enclosed courtyard with gate to the front.

#### To the rear

The large well maintained rear garden is mainly laid to lawn with pretty planted borders and a path leading to the garden shed and greenhouse at the rear. A side gate provides access to the front of the property.

#### Council Tax

The property is currently in band A.

### Tenure

The property is sold as freehold.

### Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

### Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 9000Mbps

### Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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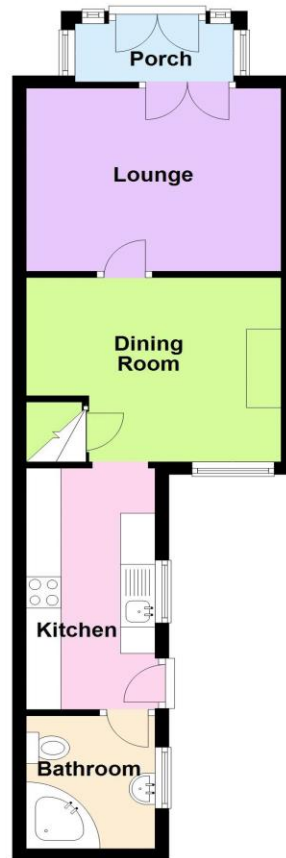
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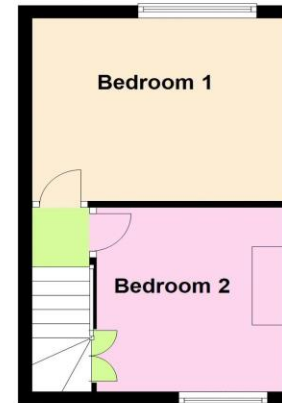
### Ground Floor

Approx. 34.8 sq. metres (375.0 sq. feet)



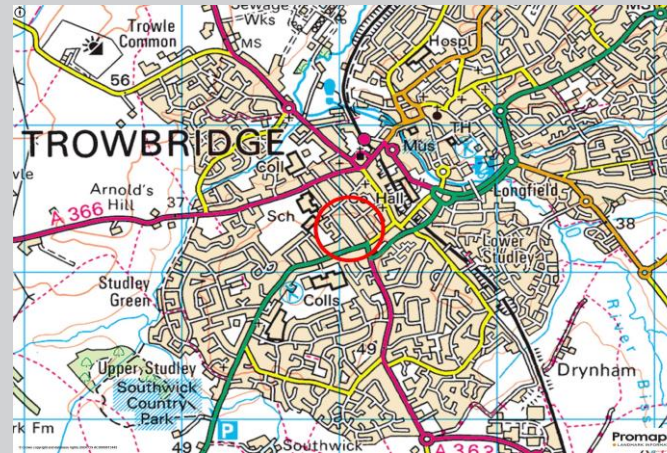
### First Floor

Approx. 22.2 sq. metres (239.2 sq. feet)



Total area: approx. 57.1 sq. metres (614.2 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.