



Wrights
01225 755553

College Road, Trowbridge, Wiltshire, BA14 0EU

£135,000

This one bedroom ground floor flat is situated on the popular College Road, within easy reach of local amenities.

Features include an open plan kitchen/living room, double bedroom with built in wardrobe, bathroom with mains shower over the bath, gas central heating and PVCu double glazing. Externally the property boasts a generous enclosed rear garden and potential to create off road parking to the rear.

Sold with the benefit of no onward chain.



One bedroom ground floor flat

Popular location close to amenities

Gas central heating

PVCu double glazing

Open plan kitchen/living room

Situation

The property is situated close to many local amenities including a choice of Primary and Secondary schools, Trowbridge College and a convenience store. 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.

Double bedroom with built in wardrobe

Bathroom with mains shower over the bath

Generous enclosed rear garden

Potential to create off road parking to the rear

No onward chain



The property comprises

Ground Floor

Entrance Hall

With PVCu front door, built in storage cupboard, wall mounted gas boiler and PVCu double glazed window.

Open plan Kitchen/Living Room

17' 11" x 12' 0" (5.47m x 3.65m)

With a range of eye level and base units, integrated electric oven, ceramic hob, space for integrated fridge/freezer, space for washing machine and tumble dryer, breakfast bar, radiator and PVCu double glazed windows to the front and rear.

Bedroom

11' 3" x 9' 4" (3.42m x 2.85m)

With wood laminate flooring, radiator, built in wardrobe and PVCu double glazed windows to the front and side.

Bathroom

With white suite comprising bath with mains shower over, pedestal hand basin and low level W.C, heated towel rail, extractor fan and obscured PVCu double glazed window to the side.

Garden

The property comes with a spacious enclosed rear garden which is laid to patio, with gated access to the rear.

Tenure

The property is sold with a 999 year lease which commenced in 1989. We have been informed that no service charges or ground rent are payable.

Council tax

The property is currently in council tax band A.

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 - 1800Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.





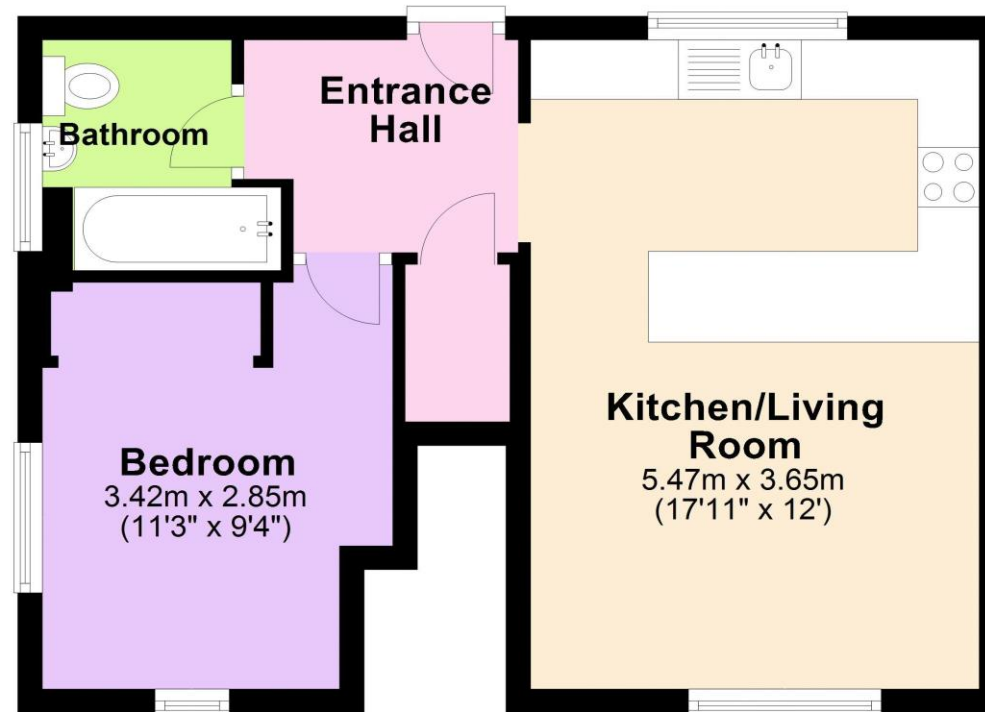
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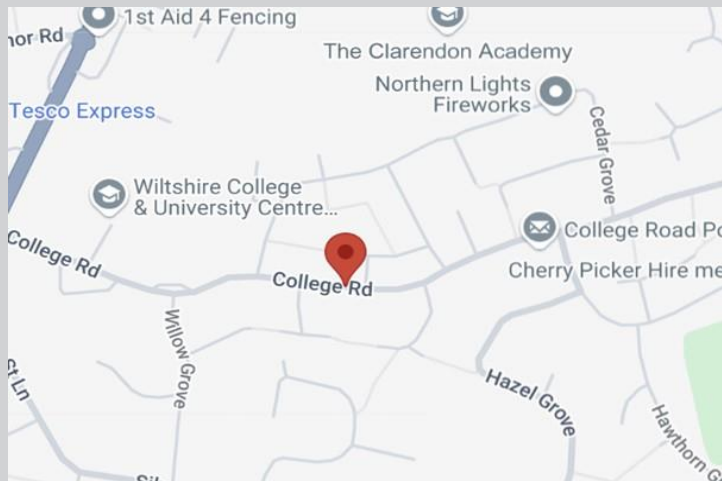
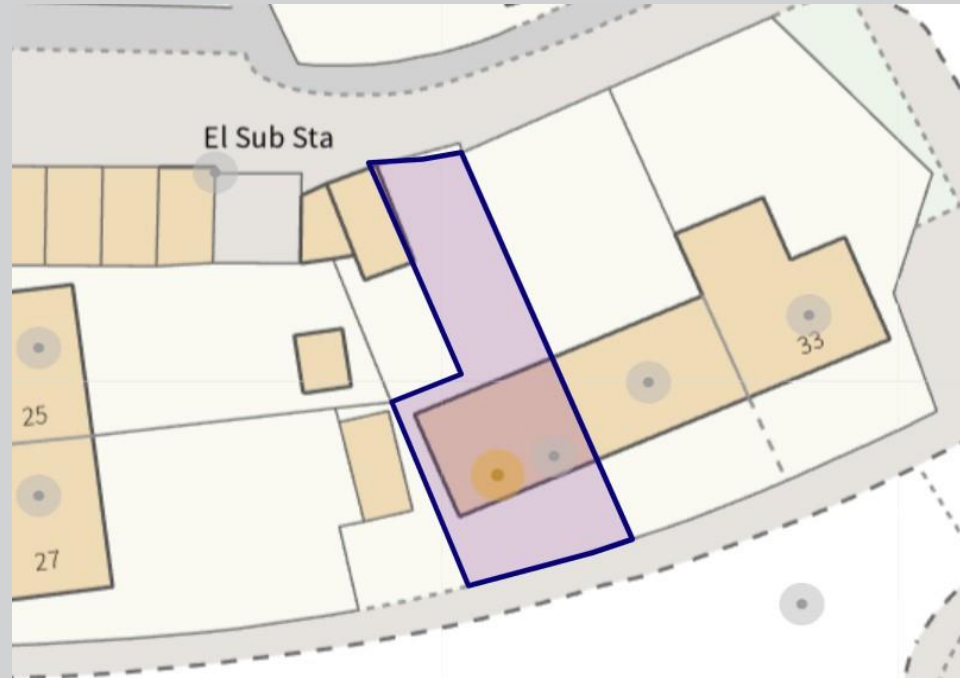
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Ground Floor

Approx. 38.6 sq. metres (415.2 sq. feet)



Total area: approx. 38.6 sq. metres (415.2 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.