



Wrights
01225 755553

York Buildings, Trowbridge, Wiltshire, BA14 8PT

Offers in excess of
£180,000

This two bedroom end of terrace property is situated within easy walking distance of Trowbridge town centre and railway station.

Features include an open plan kitchen and living space, downstairs W.C, modern first floor bathroom with shower over the bath, gas central heating, PVCu double glazing and an enclosed rear garden.

Vendor suited - buying new build.

Situation

The property is well situated for many amenities including the railway station, supermarkets, town centre shops, restaurants and cafes, and the new multiplex cinema.

Access to London by train is direct via Westbury (approx 5 miles) and indirect via Trowbridge. The World Heritage City of Bath is just 15 miles away, famed for its shopping, period buildings and many places of cultural interest.



Modern two bedroom end of terrace home

Open plan kitchen/living room

Downstairs W.C

Modern first floor bathroom

Gas central heating

PVCu double glazing

Enclosed rear garden

Close to town centre and railway station

Vendor suited



The property comprises

Ground Floor

Lounge *15' 3" x 17' 2" (4.65m x 5.22m)*

With composite front door, two double panel radiators, stairs to the first floor and PVCu french doors to the rear.

Cloakroom

With W.C and hand basin with vanity unit under, double panel radiator and extractor fan.

Kitchen *10' 2" x 6' 1" (3.09m x 1.85m)*

With a range of eye level and base units, worktops with upstands, integrated electric oven and gas hob with extractor hood over, integrated fridge/freezer and washing machine, cupboard housing gas combi boiler, inset ceiling spotlights and PVCu double glazed window to the front.

First Floor

Landing

With loft hatch and obscured PVCu double glazed window to the rear.

Bedroom 1 *11' 10" x 8' 9" (3.60m x 2.67m)*

With double panel radiator, television point and PVCu double glazed window to the front.

Bedroom 2 *8' 0" x 5' 11" (2.44m x 1.80m)*

With double panel radiator, television point and PVCu double glazed window to the front.

Bathroom

With white suite comprising bath with electric shower over, hand basin with vanity unit and W.C, heated towel rail, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the rear.

Externally

To the front

Path to the front door. Storage shed and on road parking (non allocated).

To the rear

The enclosed rear garden is laid to lawn with a patio seating area.

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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Ground Floor

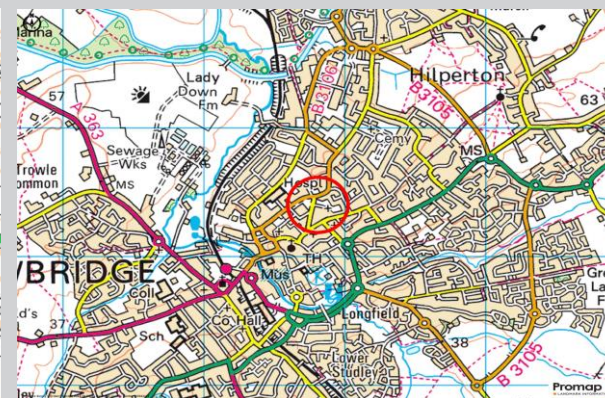
Approx. 24.3 sq. metres (261.8 sq. feet)



First Floor

Approx. 24.3 sq. metres (261.8 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.