



Wrights
01225 755553

Maddocks Road, Staverton, Wiltshire, BA14 8UQ

£195,000

Situation

The property is situated within the desirable Staverton Marina development, between the towns of Trowbridge and Bradford on Avon. The property offers access to beautiful Canal-side walks and to the Marina.

The County town of Trowbridge is just 2 miles away, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants. The sought after town of Bradford on Avon also provides access to many more shops, pubs & lovely countryside walks.

Access to London by train is direct via Westbury (8 miles) and indirect via Trowbridge. The world heritage City of Bath is also just 10 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Two bedroom detached
coach house**

**Situated within the
popular Staverton Marina
Development**

Gas central heating

Garage

**Spacious open plan
kitchen/living room**

**Off road parking for two
vehicles**

**Generous bathroom and
W.C**

PVCu double glazing

Freehold property

No onward chain



This spacious and well-presented two bedroom detached coach house is situated within the desirable Staverton Marina Development, close to the marina and the Kennet and Avon canal. The property offers a bright and spacious open plan kitchen/living room, a generous bathroom and separate W.C, PVCu double glazing, off road parking for two vehicles and garage with power and lighting.

The property is sold as freehold with the benefit of no onward chain.

The property comprises

Ground Floor

Entrance Hall

With radiator and stairs to the first floor.

First Floor

Landing

With storage cupboard over the stairs and Velux window to the rear.

Cloakroom

With radiator, low level W.C and hand basin.

Lounge 13' 10" x 9' 11" (4.22m x 3.02m)

With radiator and Velux window to the rear. Open plan into...

Kitchen/Diner 17' 8" x 8' 5" (5.39m x 2.57m)

With a range of eye level and base units, worktops with tiled splash backs, sink/drain unit, integrated electric oven and gas hob with extractor hood over, space for under counter fridge, freezer and washing machine and wall mounted gas boiler, radiator and PVCu double glazed windows to the front.

Bedroom 1 8' 8" x 10' 4" (2.63m x 3.16m)

With radiator and PVCu double glazed window to the front.

Bedroom 2 8' 7" x 7' 11" (2.62m x 2.42m)

With radiator and Velux window to the rear.

Bathroom

With white suite comprising bath with mains shower over, low level W.C and hand basin, heated towel rail, extractor fan and Velux window to the front.

Garage

With up and over door, power and lighting.

Parking

Off road parking for two vehicles.

Tenure

The property is sold as freehold.

Council tax

The property is in council tax band B.

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 - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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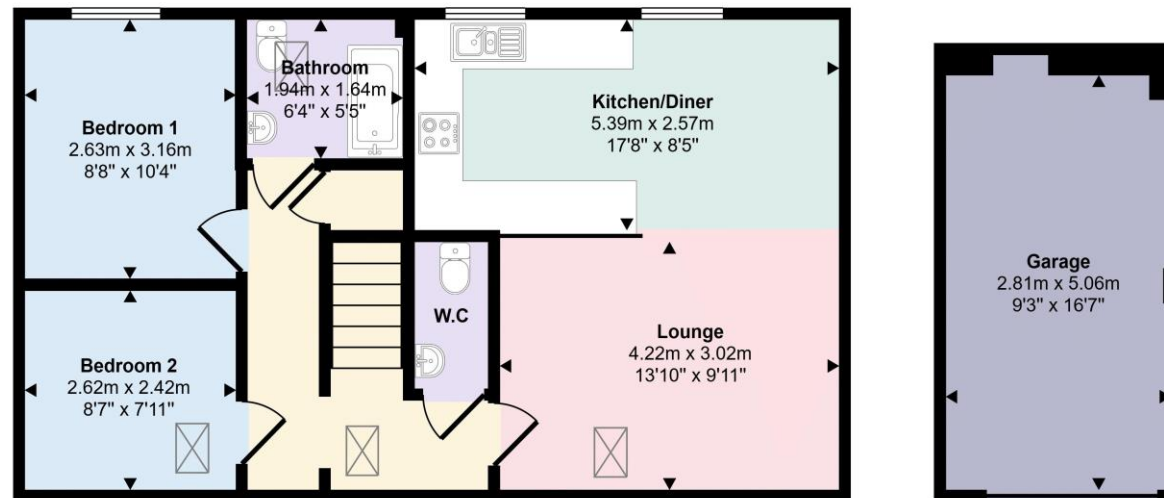


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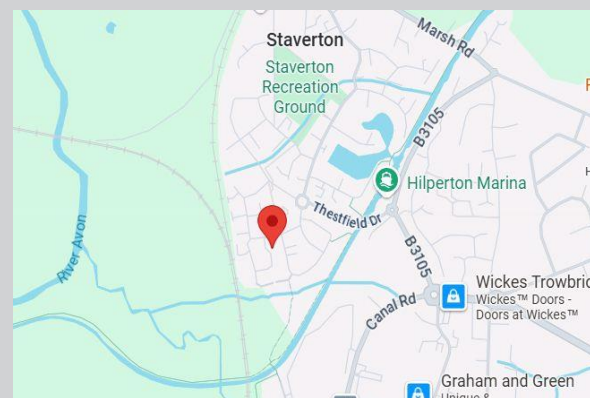
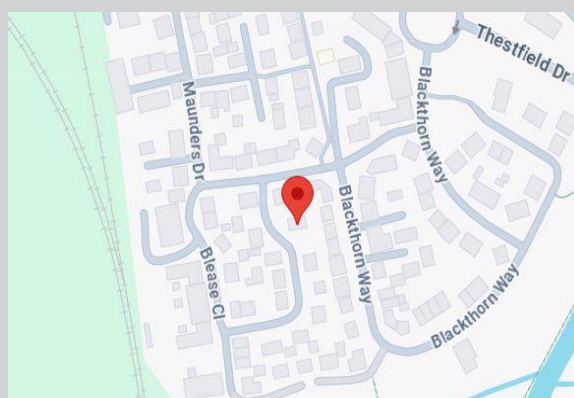
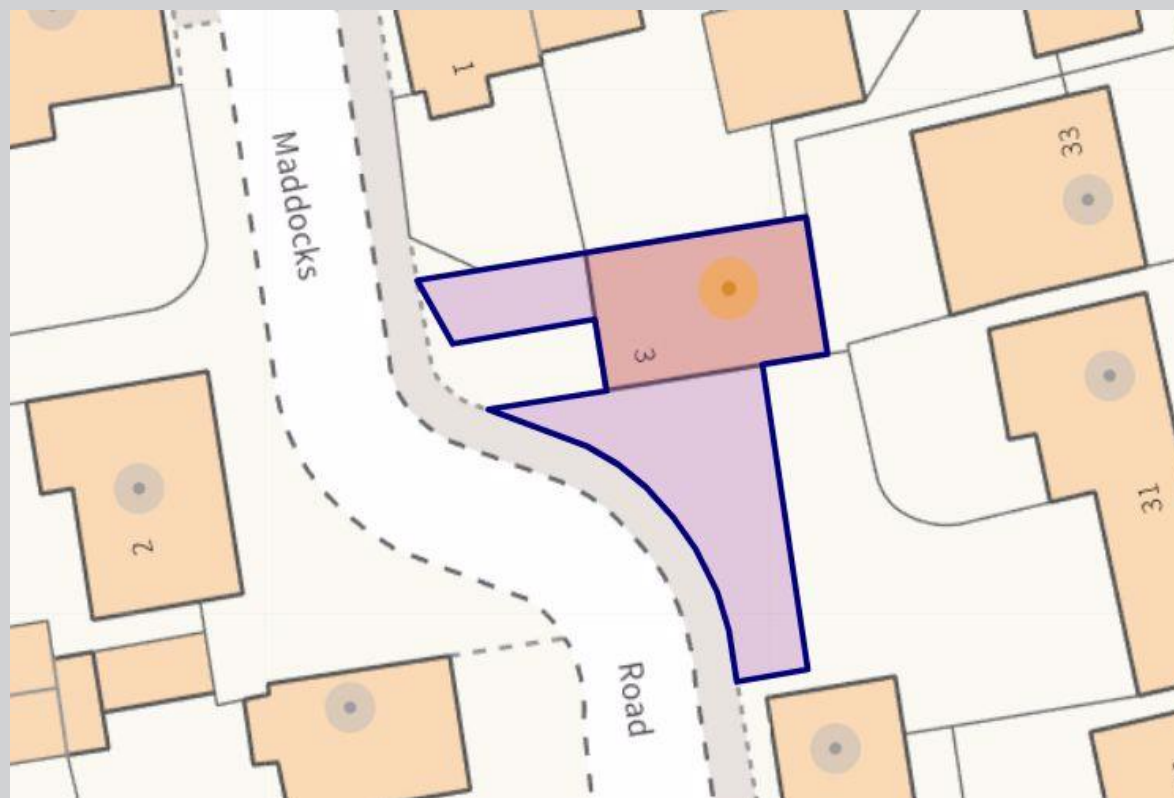
Approx Gross Internal Area
73 sq m / 786 sq ft



Floorplan
Approx 58 sq m / 626 sq ft

Garage
Approx 15 sq m / 160 sq ft

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.