



Wrights
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Chantry Court, Southwick, Trowbridge, Wiltshire, BA14 9AY

Offers over
£270,000

This modern three bedroom mid terrace property is within a small development of just three properties built in 2021, situated within the popular village of Southwick. The property offers many features including a high quality kitchen with integrated white goods, three good size bedrooms, en-suite to the master bedroom, downstairs W.C, enclosed rear garden and off road parking for two vehicles.

The property is finished to a high standard with added extras to include designer radiators, LED illuminated mirrors in both bathrooms, intruder alarm system and ring doorbell. Sold with the benefit of no onward chain.

Situation

The property is situated within a development of just three properties, in the popular village of Southwick. The village offers many amenities including a popular village Primary school, church, village shop and public house, as well as access to excellent countryside walks. The town of Trowbridge is 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 (3 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 12 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Modern three bedroom
mid terrace property**

Built in 2021

**Kitchen with integrated
appliances**

**Three good sized
bedrooms**

**En-suite to the master
bedroom**

Downstairs W.C
Enclosed rear garden
**Off road parking for two
vehicles**
Popular village location
No onward chain



The property comprises

Ground Floor

Entrance Hall

With wood laminate flooring, composite front door, designer radiator and stairs to the first floor. Open plan into Kitchen.

Cloakroom

With white suite comprising W.C and hand basin with vanity unit, heated towel rail and obscured PVCu double glazed window to the front.

Kitchen 7' 3" x 11' 5" (2.21m x 3.49m)

With wood laminate flooring, a range of eye level and base units, worktops with upstands, integrated double oven and four ring gas hob with extractor hood over, integrated dishwasher and washing machine, freestanding fridge/freezer, sink/drain unit, inset ceiling spotlights and PVCu double glazed window to the front.

Lounge 15' 0" x 17' 5" (4.56m x 5.30m) max

With wood laminate flooring, designer radiator, storage cupboard under the stairs, inset ceiling spotlights, PVCu double glazed window to the rear and PVCu french doors to the rear garden.

First Floor

Landing

With loft hatch (the loft space has a built in ladder, lighting, and shelves in the eaves for additional storage).

Bedroom 1 8' 5" x 14' 11" (2.57m x 4.55m)

With designer radiator, television point and PVCu double glazed window to the rear.

En-suite

With white suite comprising shower enclosure with mains shower, W.C and hand basin with vanity unit, heated towel rail, LED illuminated mirror, inset ceiling spotlights and extractor fan.

Bedroom 2 8' 6" x 10' 4" (2.60m x 3.14m)

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

Bedroom 3 6' 4" x 11' 8" (1.94m x 3.55m)

With designer radiator, television point and PVCu double glazed window to the rear.

Bathroom

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

Externally

To the front

Allocated parking for two vehicles, path to front door with storm porch over, outside tap and lighting.

To the rear

The low maintenance courtyard garden offers a private and secure outdoor space. Enclosed by smart timber fencing, the garden features a generous patio area ideal for seating or entertaining, along with an area ready to be laid to artificial lawn. There is also a timber shed providing a useful storage space, as well as an outdoor tap and power socket.

Tenure

The property is sold as Freehold.



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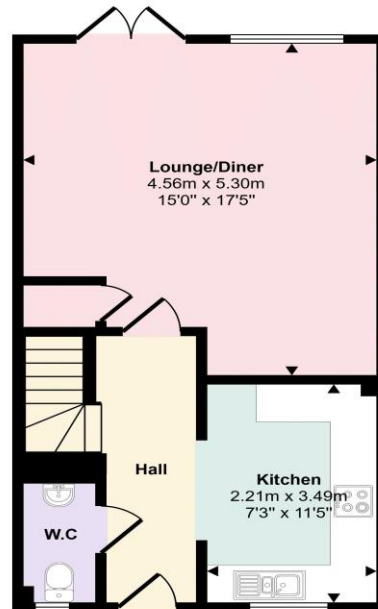


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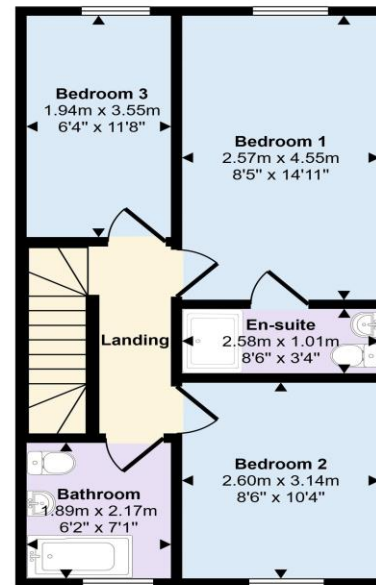
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Approx Gross Internal Area
83 sq m / 889 sq ft

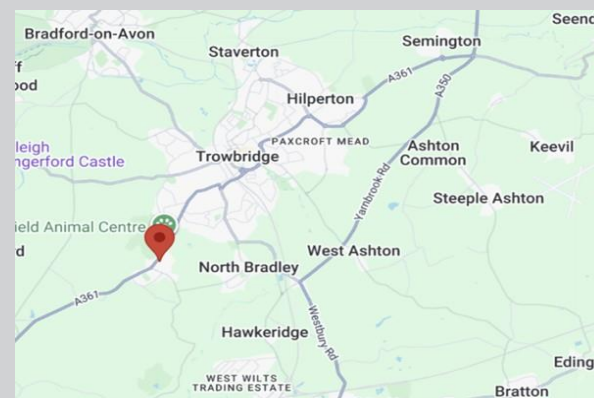
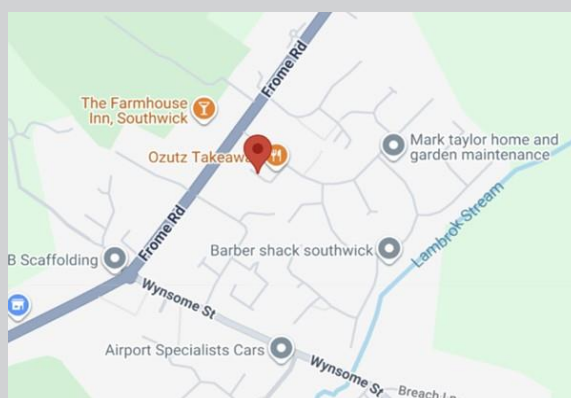
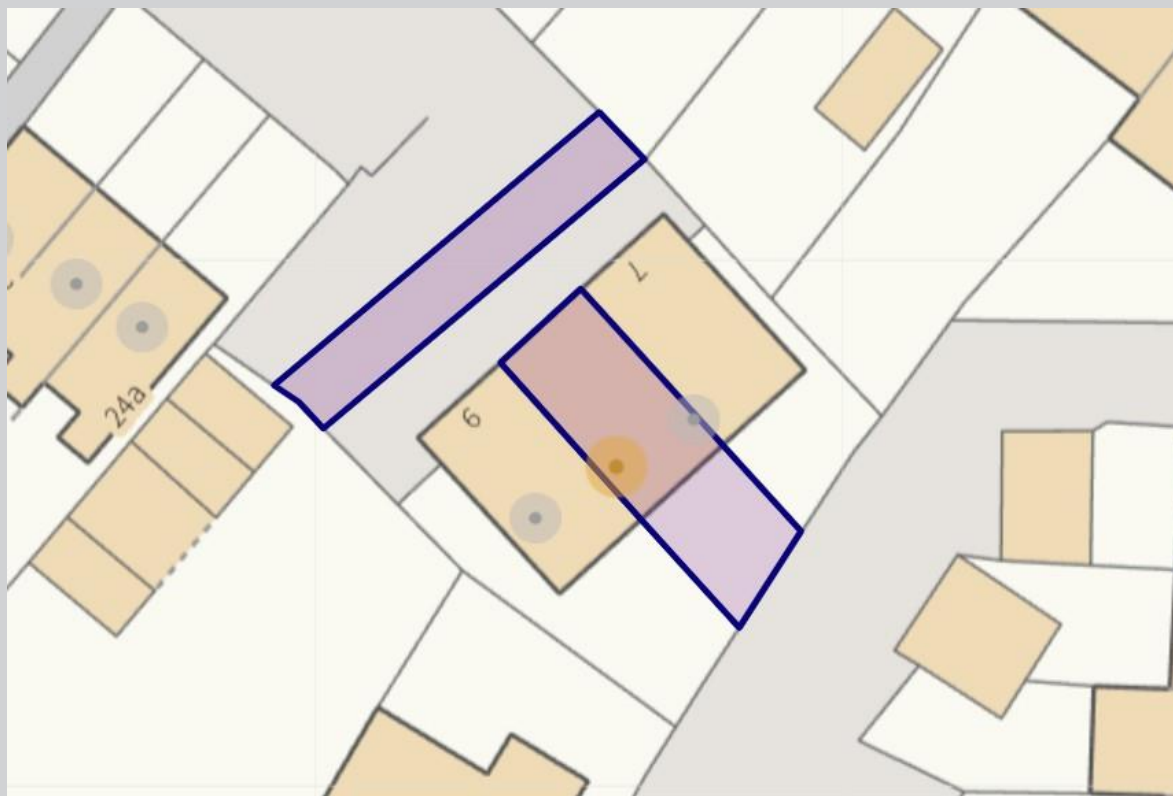


Ground Floor
Approx 41 sq m / 438 sq ft



First Floor
Approx 42 sq m / 451 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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