



Wrights
01225 755553

Conigre parsonage, Conigre, Trowbridge, Wiltshire, BA14 8RE

£150,000

This attractive split-level character apartment is ideally located in the heart of Trowbridge, just a short walk from the railway station and town centre amenities.

The ground floor offers a spacious lounge, fitted kitchen and a versatile study that could be used as a second bedroom. The lower ground level features a generous double bedroom and a bathroom with a shower over the bath.

Additional features include gas central heating, exposed timber beams and gated allocated parking. The property is offered for sale with no onward chain.



1/2 Bedroom split level character apartment

Spacious lounge

Study

Generous double bedroom

Bathroom with shower over the bath

Situation

The property is situated within an award winning gated development close to many local amenities including Trowbridge railway station, Sainsburys supermarket and the town centre, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

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.

Gas central heating
Exposed timber beams
Communal courtyard garden
Gated allocated parking
No onward chain



The property comprises

Ground Floor

Lounge 14' 2" x 16' 11" (4.32m x 5.15m)

With wood laminate flooring, two radiators, feature fireplace, exposed timber beam, intercom phone and two sash windows to the front.

Kitchen 8' 6" x 9' 1" (2.60m x 2.78m)

With tiled flooring, a range of eye level and base units, worktops with upstands, integrated electric oven and ceramic hob with extractor hood over, sink/drain unit, washing machine, tumble dryer and window to the rear.

Study 5' 9" x 9' 2" (1.75m x 2.80m)

With wood laminate flooring, radiator and window to the rear.

Rear Hall

With radiator, door to the rear courtyard and stairs leading down to the lower ground floor.

Lower Ground Floor

Hall

With wood flooring, radiator and built in storage cupboard.

Bedroom 13' 11" x 13' 2" (4.24m x 4.01m)

With radiator, exposed timber beams and two windows to the front.

Bathroom

With tiled flooring, suite comprising bath with mains shower over, hand basin with vanity unit, W.C, radiator and extractor fan.

Externally

Courtyard Garden

The property comes with a communal courtyard garden to the rear.

Parking

Allocated parking for one vehicle within the gated carpark.

Council tax

The property is in council tax band B.

Tenure

The property is sold with a 999 year lease which commenced in 2003. Service charges are currently £2327.47 and we have been informed that no ground rent is payable.

Services

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

Broadband

Super fast broadband is available (source - Ofcom) Predicted maximum download speed - 80Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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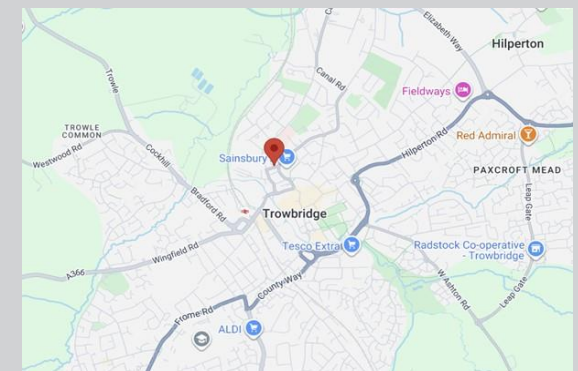
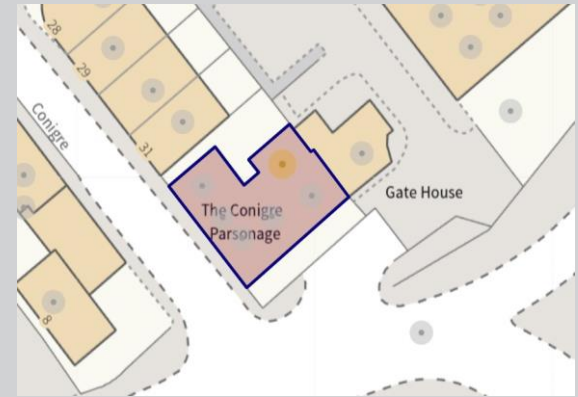
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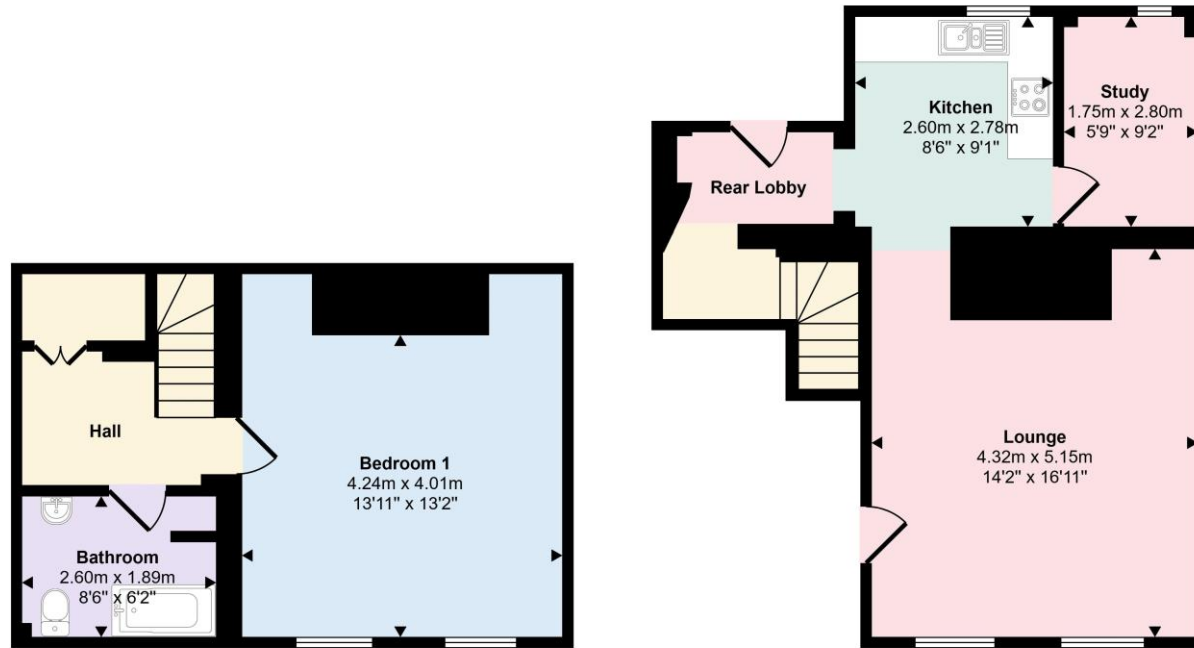


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Approx Gross Internal Area
78 sq m / 835 sq ft



Lower Ground Floor
Approx 35 sq m / 372 sq ft

Ground Floor
Approx 43 sq m / 462 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 or 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.