



Flat E Trinity Court Wingfield Road

Trowbridge BA14 9EA

- Dual Aspect, 1st Floor Two Bedroom Flat
- Ideal Investment or First Time Buy
- Kitchen/Diner
- UPVC Double Glazing
- Garage & Parking
- Close to Train Station, Park & Shops
- Living Room
- Modern Bathroom
- Electric Heating
- No Onward Chain

Offers Over £140,000



ACCOMMODATION

All measurements are approximate

Communal Entrance

Door from ground floor. Letter boxes. Stairs to first and second floors. Double glazed widow to rear aspect on first & second floor landing.

FIRST FLOOR

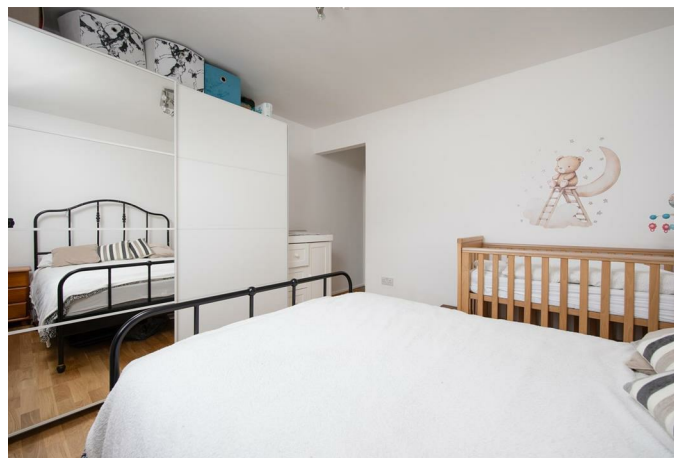
Hallway

Part glazed door to communal landing with transom window. Vinyl tiled flooring and wood flooring. Coat hanging space. Doors off and into: storage cupboard with fuse box and shelving.

Living Room

14'4" x 10'10" (4.37 x 3.31)

Dual aspect with UPVC double glazed windows to the front and side. Electric heater. Television point. Wood flooring.



Kitchen/Diner

11'3" x 9'0" (3.43 x 2.75)
UPVC double glazed window to the side. Electric heater. Range of modern wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Electric cooker with extractor hood over. Plumbing for washing machine and dishwasher. Fridge/freezer included. Table and chairs included. Extractor fan. Wood effect vinyl flooring.

Bedroom One

11'4" x 10'2" min (3.46 x 3.10 min)
UPVC double glazed window to the front. Electric heater. Wood flooring.

Bedroom Two

8'4" x 8'0" (2.55 x 2.44)
UPVC double glazed window to the side. Electric heater. Wood flooring.

Bathroom

Obscured UPVC double glazed window to the side. Chrome heated towel rail. Modern three piece white suite with panelled and tiled surrounds comprising panelled bath with electric shower over, wash hand basin with drawers under and w/c with dual push flush. Tiled flooring. Shaving point, Extractor fan. Airing cupboard housing pressurised hot water tank.

EXTERNALLY

Residence Parking

Garage

16'4" x 7'4" (5.0 x 2.25)
Up and over door to the front.

LEASEHOLD:

999 years from 1973 - 948 years remaining

CHARGES:

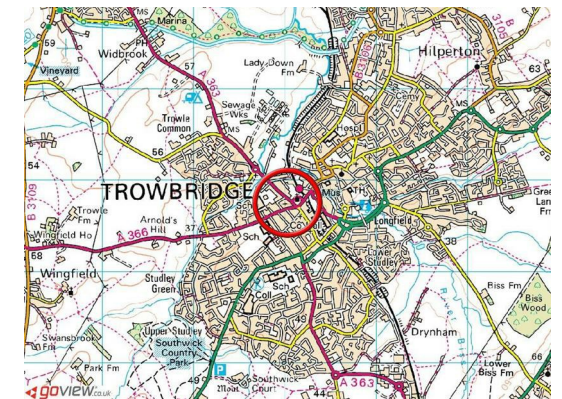
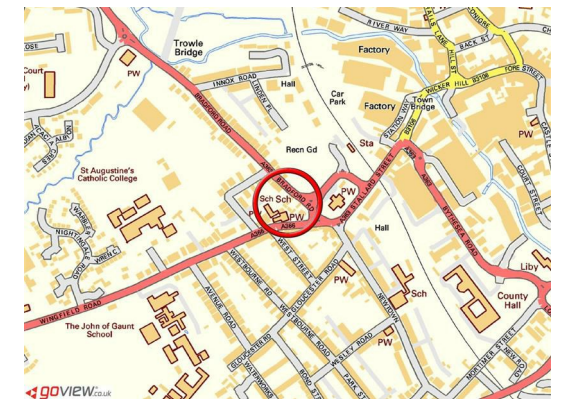
£70pcm - to include ground rent, service charges and buildings insurance



Tenure **Leasehold**
Council Tax Band **A**
EPC Rating



Total area: approx. 55.7 sq. metres (600.1 sq. feet)




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.