





# 28 Barley Rise

Trowbridge BA14 6FJ

- Sac on the Edge of Town
- Lounge/Dining Room
- Modern Bathroom
- Upgraded Gas Central Heating
- No Onward Chain Ideal Investment
- Two Bedroom Coach House in Popular Cul-De- Close to Open Countryside, Riverside Walks & Town Centre
  - Modern Fitted Kitchen
  - Double Glazing
  - Garage & Parking
  - Estimated Rental Income of Circa £850pcm

Offers Over £200,000







#### **ACCOMMODATION**

All measurements are approximate

#### **Entrance Hall**

Obscured double glazed panelled door to the front. Radiator. Wood effect flooring. Fuse box and smoke alarm. Stairs to the first floor.

### **FIRST FLOOR**

# **Hallway**

Smoke alarm. Access to part boarded loft space. Panelled doors off and into: Airing cupboard housing Ideal combi boiler and cloak cupboard with shelving and railing.

## **Lounge/Dining Room**

17'11" x 10'11" (5.47 x 3.35)

UPVC double glazed window to the front. Radiator. Television point. Opening to the:

## **Kitchen**

7'11" x 7'6" (2.42 x 2.30)

Double glazed Velux window to the rear. Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor hood over. Plumbing for washing machine and slimline dishwasher. Space for fridge/freezer. Wood effect vinyl flooring and inset ceiling spotlights.

#### **Bedroom One**

13'0" x 9'0" (3.97 x 2.75) UPVC double glazed window to the front. Radiator. Television point.

#### **Bedroom Two**

9'6" x 7'5" (2.92 x 2.27) Double glazed Velux window to the rear. Radiator.

#### **Bathroom**

Double glazed Velux window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over, pedestal wash hand basin and w/c with dual push flush. Tiled effect vinyl flooring and inset ceiling spotlights. Extractor fan.

#### **EXTERNALLY**

## **To The Front**

Entrance light. Gas and electric meters. Gravel border.

# **Garage & Parking**

18'9" x 8'11" (5.72 x 2.72)
Up and over door to the rear. Power, lighting and tap. Door to large storage cupboard. Obscured UPVC double glazed window to the front. Parking space to the front.

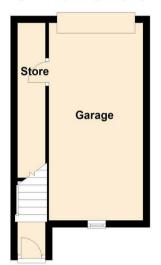






Tenure **Freehold**Council Tax Band **B**EPC Rating

Ground Floor Approx. 21.4 sq. metres (230.1 sq. feet)



First Floor Approx. 54.5 sq. metres (586.4 sq. feet)



Total area: approx. 75.9 sq. metres (816.5 sq. feet)



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#### **Contact**

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