



## 20 Speedwell Close

Trowbridge BA14 0YA

A fantastic opportunity to purchase a good sized two bedroom terraced house situated in a small cul de sac off the well regarded Wiltshire Drive. This ideal first time or investment purchase boasts neutral décor, entrance hall, living room, modern kitchen/diner and modern bathroom. Benefits include good quality neutral carpets throughout, modern gas central heating system with Vaillant boiler, UPVC double glazing, enclosed private garden, garage and parking. Early viewing highly recommended, no onward chain.

**Offers Over £200,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Porch

UPVC double glazed door to the front. Stairs to the first floor. RCD unit. Wood effect flooring. Panelled door to the:

### Living Room

13'8" x 13'1" max (4.19 x 4.01 max)  
UPVC double glazed window to the front. Radiator. Television and telephone points. Panelled door to the:

### Kitchen/Diner

13'8" x 7'5" (4.17m x 2.26m)  
UPVC double glazed window and door to the rear. Range of wall, base and drawer units with contrasting tiled surrounds and rolled top work surfaces. Stainless steel single sink drainer unit with swan neck mixer tap. Cooker included. Plumbing for washing machine. Space for fridge/freezer. Space for additional appliance. Space for table. Wood effect flooring. Extractor.



## FIRST FLOOR

### Landing

Access to loft space with ladder and light. Panelled doors off and into:



### **Bedroom One**

11'9" x 10'5" (3.58m x 3.18m)  
UPVC double glazed window to the front. Radiator. Panelled door to airing cupboard with Vaillant combi boiler and shelving. High level television point.

### **Bedroom Two**

9'1" x 6'9" (2.77m x 2.06m)  
UPVC double glazed window to the rear. Radiator.

### **Bathroom**

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with fully tiled surrounds comprising panelled bath with mains mixer shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual flush. Wood effect flooring. Extractor.

## **EXTERNALLY**

### **To The Front**

Path to the front door with storm porch over. Area laid to lawn.

### **To The Rear**

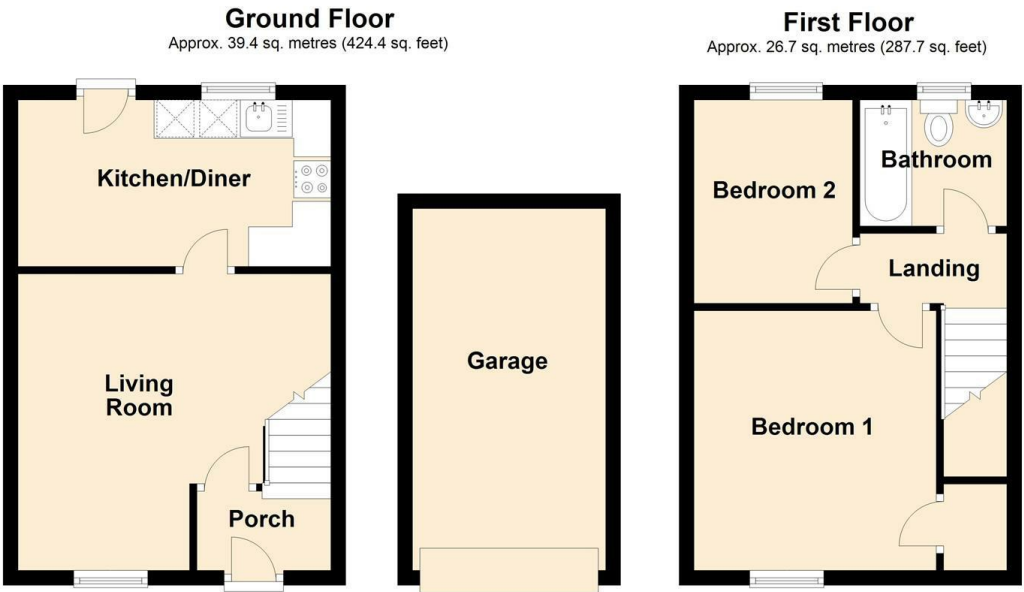
Enclosed private rear gardens comprising patio area to the immediate rear, area laid to lawn and gravel pathway. Outside tap. Enclosed by fencing with gated rear pedestrian access.

### **Garage & Parking**

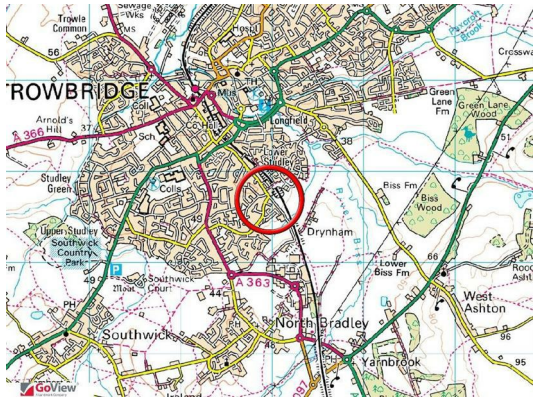
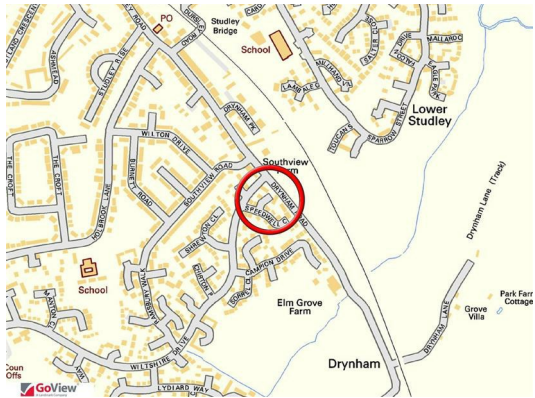
15'10" x 8'1" (4.83m x 2.46m)  
Located in an adjacent block. Up and over door to the front. Eaves storage. Parking space to the front.



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



Total area: approx. 66.2 sq. metres (712.1 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.