



Flat 2, 116 Newtown

Trowbridge BA14 0BB

A fantastic opportunity to purchase a first floor flat within a Victorian conversion and situated within the popular area of Newtown close to town centre amenities, park & railway station. This ideal first time or buy to let property requires some refurbishment and comprises communal entrance hall, hallway/landing, living room, modern kitchen, bedroom and modern bathroom. Benefits include UPVC double glazing, electric heating and off road parking space. Viewing is highly recommended. Ideal Investment - no onward chain.

Guide Price £99,950





ACCOMMODATION

All measurements are approximate.

Communal Entrance Hall

UPVC double glazed door to the front.
Tiled flooring. Door to the:

Entrance Lobby

Stairs to the:

FIRST FLOOR

Landing/Hallway

Electric heater. Access to loft space. Doors off and into: Storage cupboard.

Living Room

14'11 x 12'3 (4.55m x 3.73m)

Two UPVC double glazed windows to the front. Storage heater. Modern electric fire. Coving. Television and telephone points.

Kitchen

9'6 x 6'1 (2.9m x 1.85m)

UPVC double glazed window to the rear. Range of modern wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bow sink drainer unit with mixer tap. Built-in electric oven and four-ring hob with extractor over. Washing machine and fridge/freezer included. Tiled flooring.

Bedroom

10'6 x 8'5 (3.2m x 2.57m)
UPVC double glazed window to the rear. Storage heater. Telephone point.

Bathroom

Modern three piece white suite with part tiled surrounds comprising panelled bath with electric shower over and bi-fold screen enclosing, pedestal wash hand basin and w/c. Tiled flooring. Electric fan heater. Airing cupboard housing immersion heater and shelving.

EXTERNALLY

To The Front

Garden area with plants and shrubs. Steps and path to the communal front door.

NB:

There is a pedestrian right of access to the communal entrance hall for flat 1.

Parking

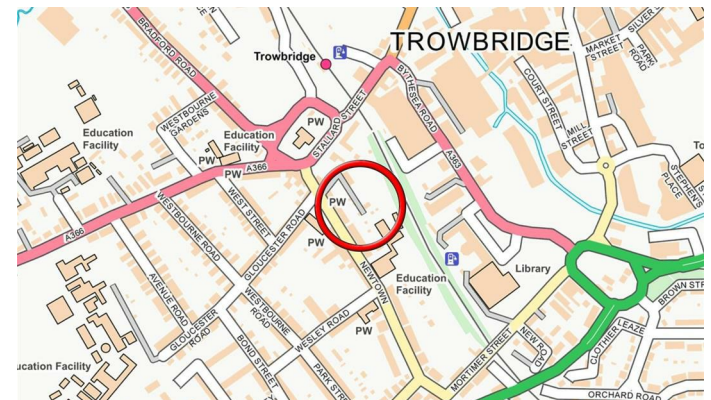
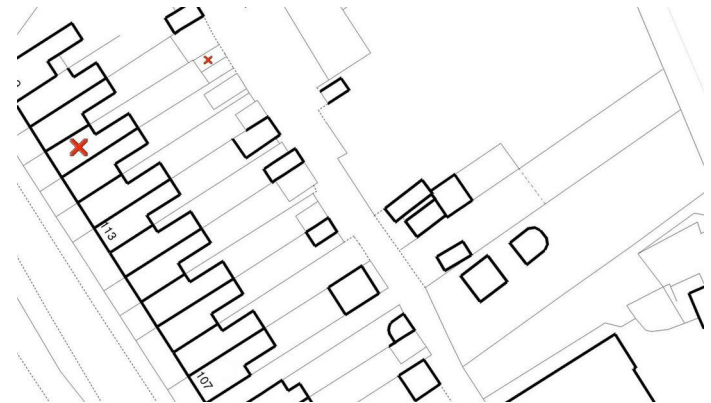
Gravel parking space - see map

AGENTS NOTE:

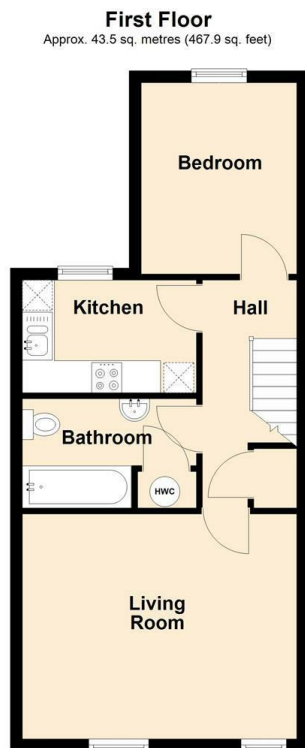
Flat 1 owns the rear garden.

SHARED FREEHOLD:

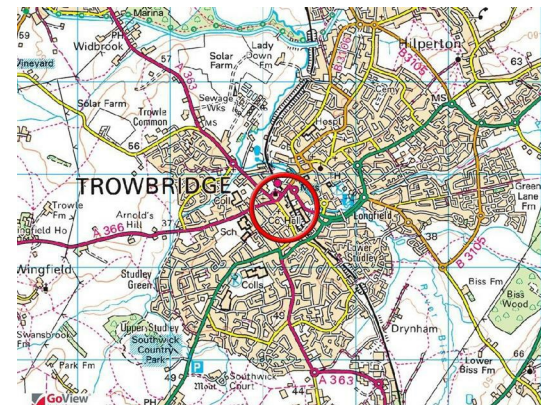
Lease 999years from 23rd June 1989



Tenure **Leasehold - Share of Freehold**
Council Tax Band **A**
EPC Rating



Total area: approx. 43.5 sq. metres (467.9 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.