



9 Wheat Close

Trowbridge BA14 6FH

A fantastic opportunity to purchase a modern terraced house situated within a cul de sac location on the West Ashton side of town close to riverside walks, open countryside, superstore and cinema/restaurant complex. Accommodation features include entrance hall, kitchen, lounge/dining room with French doors onto garden, two bedrooms and bathroom.

Benefits include UPVC double glazing, gas central heating, garden room/office, low maintenance garden with private aspect and allocated parking. Ideal first time buy or investment - early viewing is highly recommended. No onward chain.

Offers Over £215,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Modern, double glazed composite door to the front. Radiator. Stairs to the first floor. Wood effect flooring. Heating controls. Panelled doors off. Doorway to the:

Kitchen

10'2" x 5'10" (3.10 x 1.77)

UPVC double glazed window to the front. Radiator. Range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in electric oven and four-ring hob with extractor over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Cupboard housing Ideal Exclusive 24 combi boiler. Wood effect flooring. Smoke alarm.

Lounge/Dining Room

14'9" x 12'10" (4.50 x 3.90)

UPVC double glazed French doors and window to the rear. Two radiators. Television point. Wood effect flooring. Panelled door to understairs storage cupboard.



Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Two piece white suite comprising corner pedestal wash hand basin and w/c with dual push flush. Wood effect flooring. Fuse box.

FIRST FLOOR

Landing

Radiator. Access to part boarded loft with ladder. Smoke alarm. Panelled doors off and into:

Bedroom One

12'11" x 12'6" max (3.94 x 3.80 max)

UPVC double glazed window to the front. Radiator. Double wardrobe with sliding mirrored doors enclosing. Panelled door to airing cupboard with radiator and shelving.

Bedroom Two

12'10" x 6'3" (3.90 x 1.90)

UPVC double glazed window to the rear. Radiator. Double wardrobe with sliding mirrored doors enclosing.

Bathroom

Obscured UPVC double glazed 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 flooring.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Gravel borders. Gas and electric meters. Allocated off road parking space.

To The Rear

Enclosed, low maintenance garden with private aspect comprising patio area to the immediate rear and area laid to gravel. Garden shed. All enclosed by fencing with gated rear pedestrian access.

Garden Room/Office

16'5" x 8'6" (5.00 x 2.60)

UPVC double glazed windows to the front and side. Door to the front. Power and lighting. Insulated.



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




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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.