

**TOWN & COUNTRY**  
ESTATES



**28 Liddington Way, Trowbridge, Wiltshire, BA14 0UB**

**£220,000**



## LOCATION

This property is located on the very sought after Wiltshire Drive development, within walking distance to shops, Primary and Secondary Schools and regular buses into Trowbridge town centre. Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

An exceptional example of a two bedroom mid-terrace home, located in a quiet cul-de-sac, boasting a modern kitchen, modern bathroom and allocated parking. The property comprises a lounge, kitchen/dining room, two bedrooms and bathroom. Further benefits include an enclosed Southerly facing rear garden, Upvc double glazing and gas central heating with Hive heating controls.

## LOUNGE

11'6" x 10'10"

You enter this immaculate home through a Upvc double glazed entrance door with an obscure glazed decorative window, there is a Upvc double glazed window with fitted wooden blinds to the front, a radiator, TV point, telephone point, Oak effect flooring, two matching wall lights, stairs to the first floor and an obscure glazed door leading to the Kitchen/Dining Room.

## KITCHEN/DINING ROOM

14'1" x 8'10"

There is a Upvc double glazed window with fitted blinds overlooking the rear garden, a kitchen comprising a range of high gloss matching base and wall units with attractive roll top work surfaces and tiled splash backs, inset sink unit with chrome mixer tap, under cupboard lighting, space for a range cooker with a large chimney extractor over and glazed splash back, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, inset ceiling spot lights, a door to a good size under stairs cupboard and an obscure glazed Upvc double glazed door leading to the rear garden.

## FIRST FLOOR LANDING

The landing has a access to the boarded loft with light and doors to the bedrooms and bathroom.

## BEDROOM ONE

11'6" x 11'2"

There are two Upvc double glazed windows to the front, a radiator, TV point and a door to a cupboard, housing a wall mounted Baxi combination boiler, supplying radiator heating and domestic hot water.

## BEDROOM TWO

9'2" x 7'3"

There is a Upvc double glazed window to the rear and a radiator.





## BATHROOM

The fantastic bathroom has a Upvc double glazed obscure window to the rear, a white suite consisting of a P-shaped panelled bath with chrome mixer tap, mains shower over, tiled splash backs and glazed screen, a closed-couple dual flush WC, pedestal basin with a chrome mixer tap, tiled splash backs and a chrome heated towel rail.

## EXTERIOR

### FRONT

The front of the property is laid to low maintenance and attractive ornamental gravel, edged with raised planted borders. There is a recently replaced storm porch over the front door, outside light and an intruder alarm bell box.

### REAR GARDEN

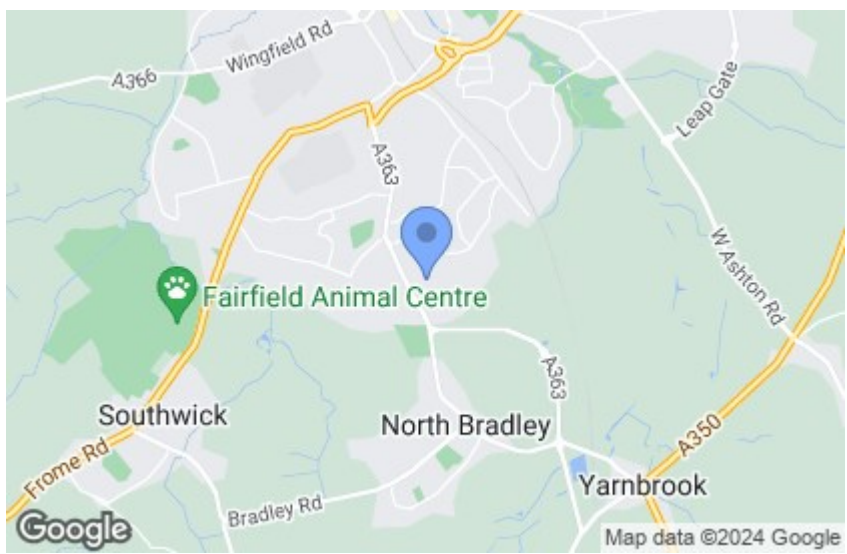
This quiet, south facing rear garden is enclosed to all boundaries by the high wooden fencing, there is paved patio immediately from the rear of the home providing space for a table and chairs, an external power socket, outside tap, a lawn with attractive gravelled borders, shed and a path to a gate, leading to the parking area with an allocated space.

### PARKING SPACE

Located to the side of this home is the allocated parking space. Additionally, although not allocated, the current vendor also parks a second vehicle to the front of the property.

### ADDITIONAL INFORMATION

Council Tax Band - B













GROUND FLOOR  
289 sq.ft. (26.9 sq.m.) approx.



1ST FLOOR  
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

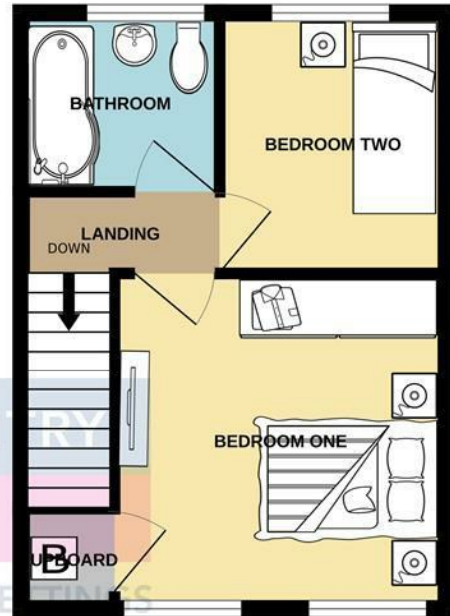
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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