

TOWN & COUNTRY
ESTATES



31 Cavell Court, Trowbridge, Wiltshire, BA14 0HH

£250,000

LOCATION

Situated within easy access to a range of amenities including a shop, hair and beauty centre, Primary and Secondary Schools, bus routes and the popular Aldi supermarket.

Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

NO ONWARD CHAN - Located within a popular residential area of Trowbridge, this three bedroom semi-detached home has been occupied by the same owners since it was new in 2005. The ground floor accommodation comprises an entrance hall, cloakroom, lounge and kitchen/dining room.

Upstairs, you'll find three bedrooms and a family bathroom, with the main bedroom enjoying the convenience of an en-suite shower room.

Additionally, the property benefits Upvc double glazing, gas central heating and an allocated parking space at the rear.

ENTRANCE HALL

You enter the property through a wooden framed steel door, with UPVC double glazed windows for light, there is wood effect flooring and access to the cloakroom and lounge.

CLOAKROOM

The cloakroom has a low level WC and a pedestal wash basin, there is wood effect laminate flooring and a radiator.

LOUNGE

The spacious lounge has a UPVC double glazed window to the front, two radiators and a storage cupboard, wooden double doors offer access to the kitchen diner.

KITCHEN DINER

The kitchen diner has a range of matching wall and base units with roll top work surfaces, there is a chrome inset sink with chrome mixer tap. There is an integral Zanussi over and four ring gas hob.

There is space for a fridge freezer, and space and plumbing for a washing machine and dishwasher.

LANDING

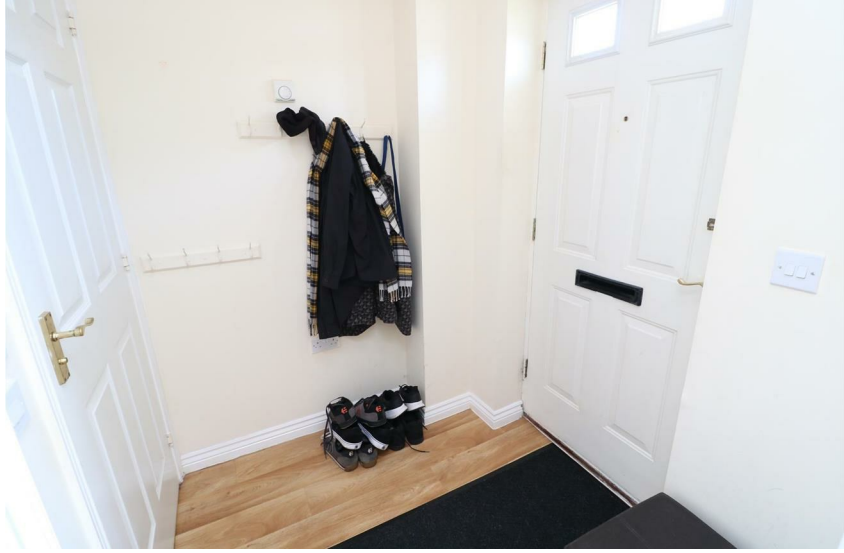
the first floor landing offers access to all three bedrooms and family bathroom, along with access to the loft.

BEDROOM ONE

The main bedroom has a UPVC double glazed window to the rear, a radiator and access to the en-suite

EN-SUITE

The en-suite bathroom has a low level WC, a pedestal wash basin and a shower cubicle with mains shower, there is also an extractor fan.



BEDROOM TWO

The second bedroom has a UPVC double glazed window to the front and a radiator

BEDROOM THREE

The third bedroom has a UPVC double glazed window to the front, a radiator and built in storage.

FAMILY BATHROOM

There is a UPVC obscured glass double glazed window to the front. there is a low level WC and pedestal wash basin, there is a paneled bath with mains shower over.

EXTERIOR

REAR GARDEN

The enclosed rear garden is mainly laid to lawn with a small patioed area immediately to the rear, there is side access which leads to the allocated parking space.

FRONT GARDEN

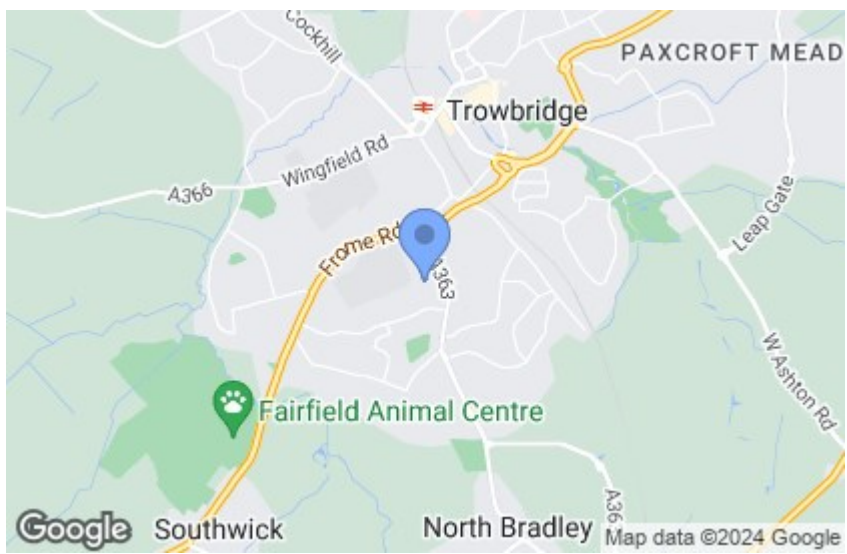
There is a small front garden to set the property back from the pavement, it is enclosed by well maintained shrubs and bushes.

PARKING

The property has one allocated parking space to the rear.

ADDITIONAL INFORMATION

Council tax band C
EPC to follow







GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.

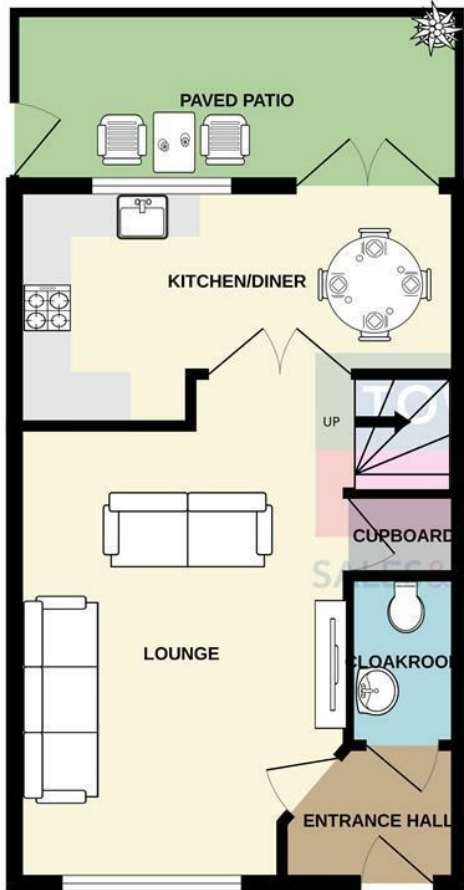


TOTAL FLOOR AREA : 740 sq.ft. (68.7 sq.m.) approx.

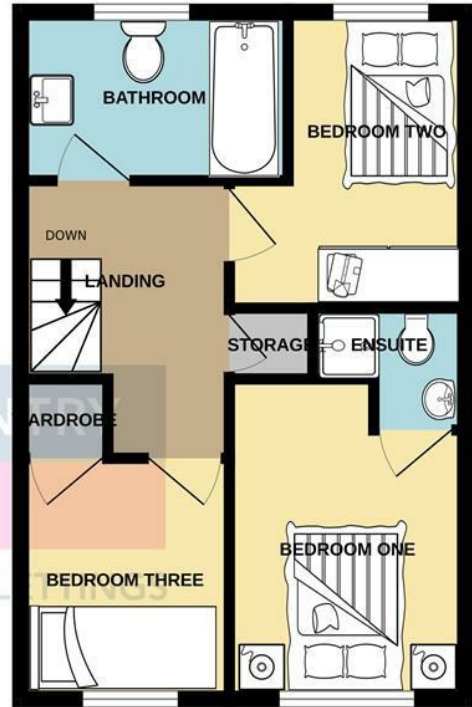
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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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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