

TOWN & COUNTRY
ESTATES



33 Baydon Close, Trowbridge, Wiltshire, BA14 0RS

£225,000

LOCATION

This property is located off the very sought after Wiltshire Drive development, within walking distance to shops, primary and secondary Schools, the popular and regular buses into Trowbridge town centre.

DESCRIPTION

A very well presented two bedroom home Located within a quiet cul-de-sac, on the popular Wiltshire Drive, the home approaches the market in very good order. The accommodation comprises an entrance porch, living room, kitchen, garden room, two bedrooms and a modern bathroom. Further benefits include gas central heating, Upvc double glazing, garage, driveway parking and an enclosed, low maintenance rear garden.

PORCH

You enter through a Upvc entrance door, there is a Upvc double glazed window to the side and a door to the living room.

LIVING ROOM

16'5" x 12'2"

Upvc double glazed window to the front, a large built-in shelving unit, TV point, telephone point, two radiators, glazed double doors to the garden room with windows to either side and doors to the kitchen and stairs.

KITCHEN

10'2" x 7'3"

There is a Upvc double glazed window to the rear, a range of matching base and wall units with rolled top work surfaces, 1 ½ bowl sink unit with chrome mixer tap and tiled splash backs, built-in cooker, inset gas hob with extractor and light over, space for under counter fridge, plumbing for washing machine and a wall mounted gas boiler.

GARDEN ROOM

11'10" x 7'3"

There is a wooden decked flooring, windows to all aspects, glazed sliding doors opening to the garden, radiator and a storage unit.

LANDING

Upvc double glazed window to the front, thermostat heating controls, doors to both bedrooms, bathroom and airing cupboard.

BEDROOM ONE

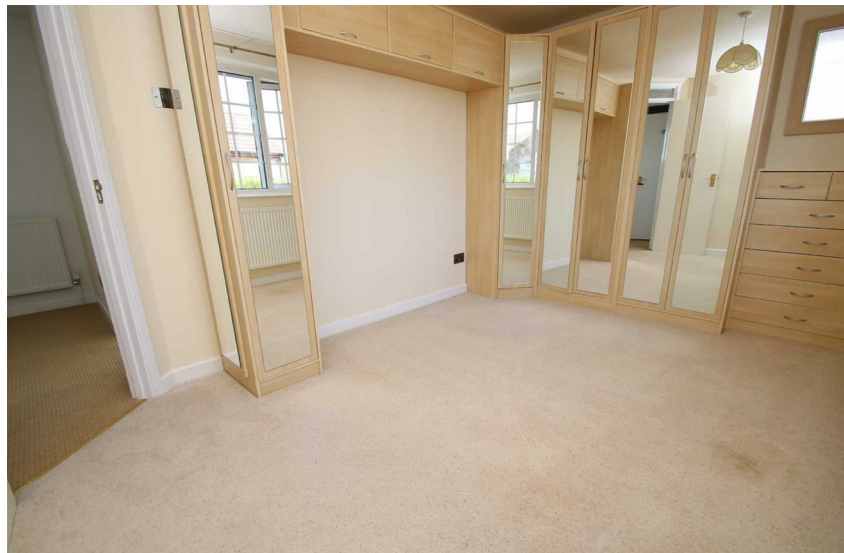
13'1" x 8'10"

Bedroom one has a Upvc double glazed window to the rear, a range of built-in bedroom furniture and a radiator.

BEDROOM TWO

10'6" x 7'3"

There is a Upvc double glazed window to the front, wood effect flooring, built-in wardrobe, shelving and a radiator.



BATHROOM

The modern bathroom has a Upvc double glazed window to the rear, panelled bath with ornamental chrome mixer tap, wall mounted Mira electric shower and tiled splash backs. A vanity unit provides storage, a built-in dual flush WC and inset basin with chrome mixer tap, heated towel rail, inset ceiling spotlights, extractor fan and tiled flooring.

EXTERIOR

FRONT

A gravelled drive leads to the garage, a path to the front door, attractive bin store, external power socket, well tended planted border and an outside light.

REAR GARDEN

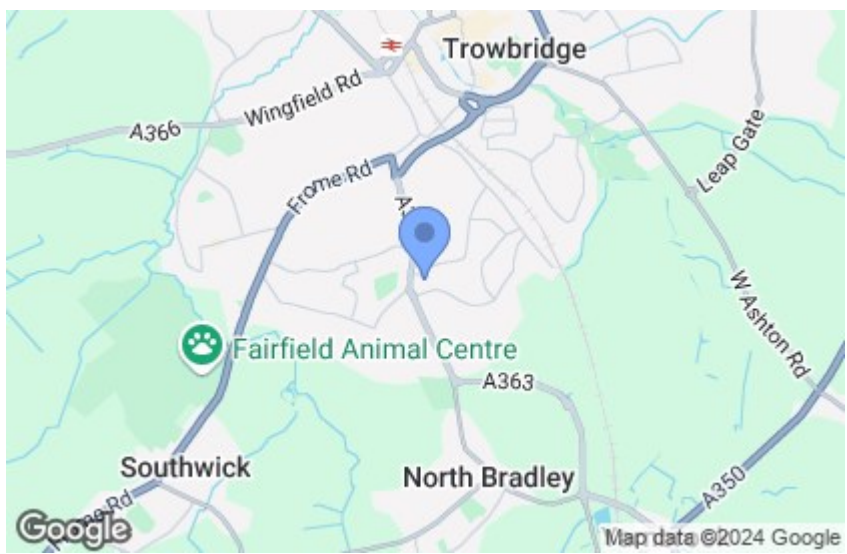
The rear garden is enclosed to all boundaries by wooden fencing, laid mainly to low maintenance and attractive stone chippings, there are some planted areas, a shed, outside tap, wooden gazebo and gated access to a rear path leading to the front of the property.

GARAGE

Another welcome addition to the property is the garage, there is an newly painted up and over door to the front, shelf storage and power.

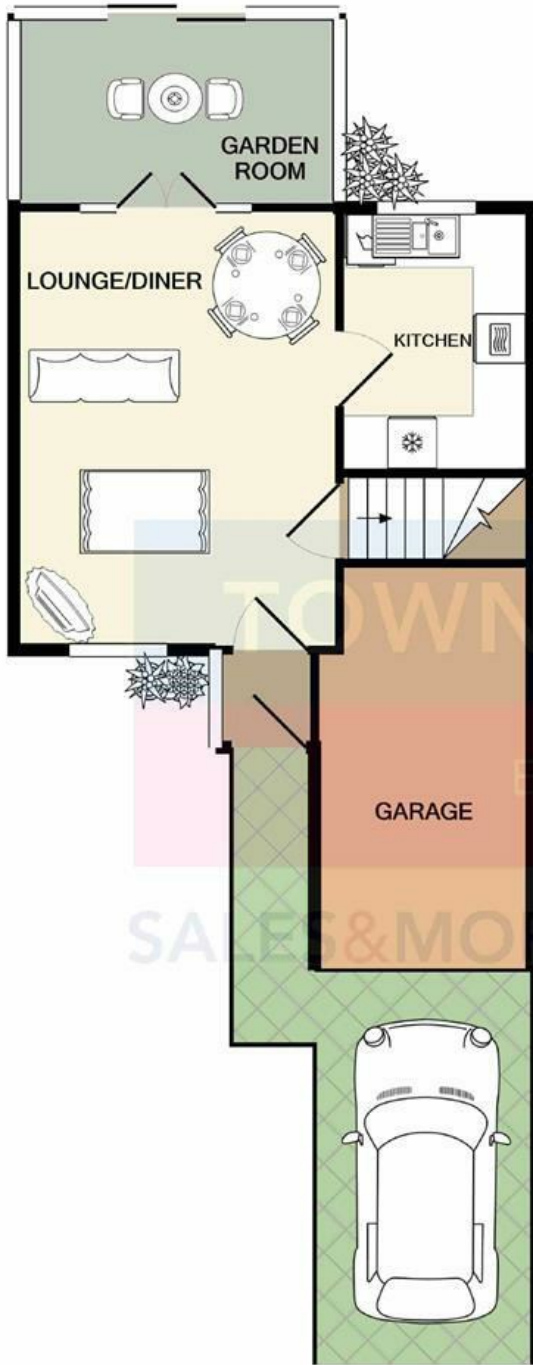
ADDITIONAL INFORMATION

Council Tax Band - B

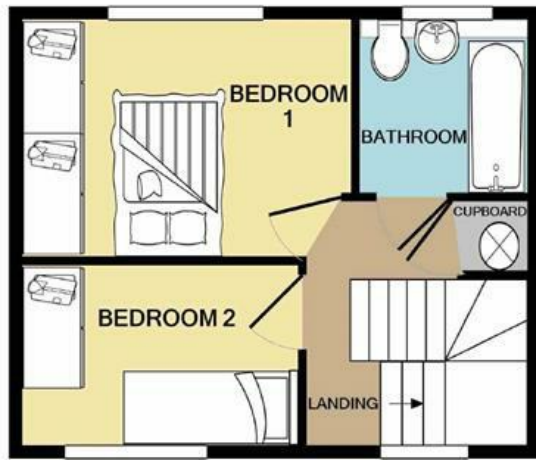








GROUND FLOOR
 APPROX. FLOOR
 AREA 512 SQ.FT.
 (47.5 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 313 SQ.FT.
 (29.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 825 SQ.FT. (76.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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SALES & MORTGAGES & LETTINGS

GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.7 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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