



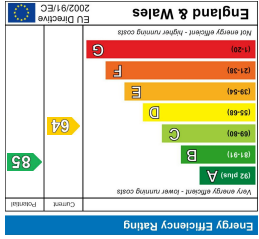
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IMPORTANT NOTICE
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Chase Buchanan has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

Code of Practice
The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or a Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.leasebusinesspremisses.co.uk

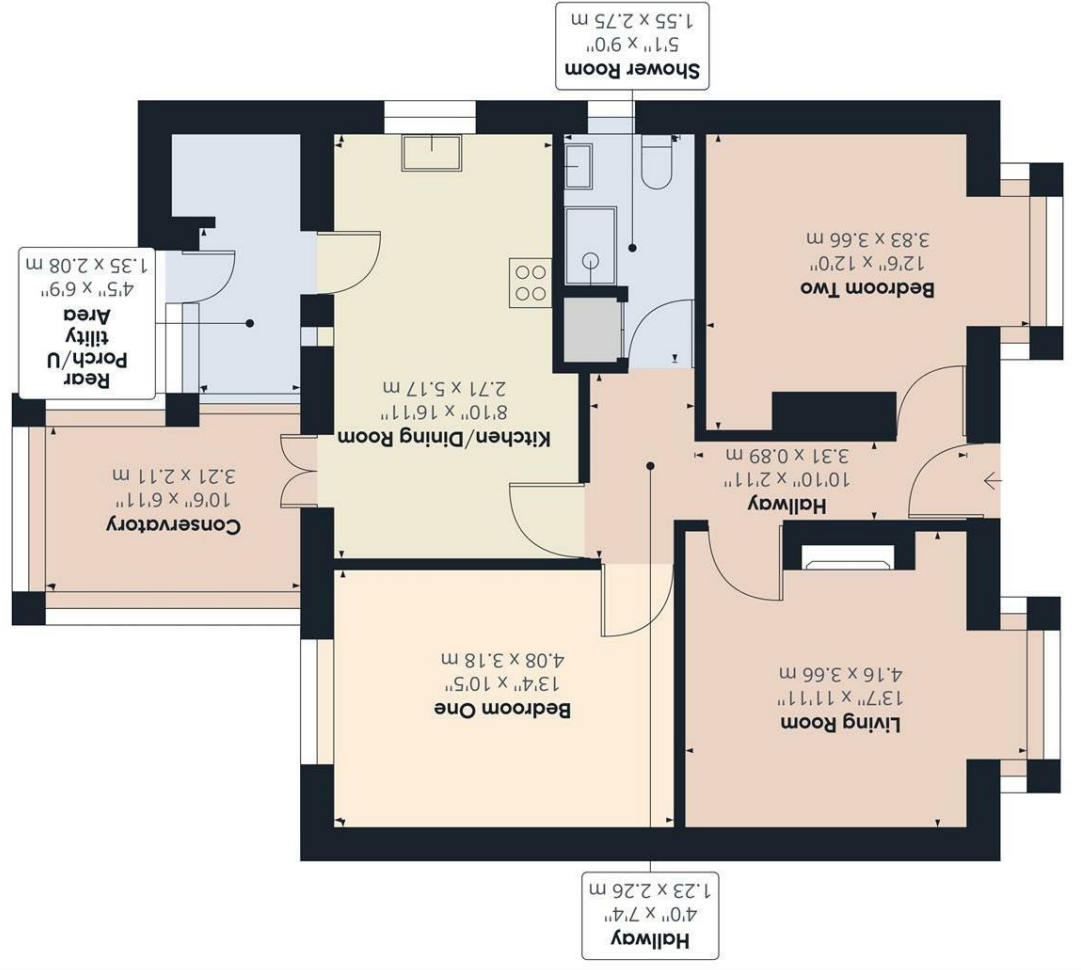
Asbestos Regulations
It is the responsibility of the owner or tenant of the property, and anyone who has control over it (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Chace Buchanan and accordingly we recommend you obtain advice from a specialist source.



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
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(1) Excluding balconies and terraces.

Approximate total area: 851.60 ft² / 79.12 m²



8 Silver Street Lane
Trowbridge, Wiltshire, BA14 0JN
£330,000

- Two Bedroom Detached Bungalow Set In Lovely Garden
- Rear Porch/Utility Area, Conservatory
- Gas Central Heating & PVCu Double Glazing
- Garage
- Entrance Hall, Lounge, Kitchen/Dining Room
- Shower Room, Two Double Bedrooms
- Attractive Good Size Garden, Driveway Parking For Several Cars
- EPC-Rating C



SITUATION

Well situated in a sought after non estate location towards the Southern side of town, the bungalow gives easy access to a nearby One Stop general store and the Spitfire Retail Park with its range of shopping facilities nearby at the end of the Bradley Road.

Trowbridge town centre is situated approximately 1 mile distant and offers an extensive range of shopping facilities including several Supermarkets, The Shires covered shopping centre and also restaurants and leisure facilities including a multiplex cinema. Trowbridge also offers a main line rail station with links to Bath, Bristol, London and the South West.

DESCRIPTION

A well modernised and presented two bedroom detached double bay fronted bungalow built in the 1930s and offering accommodation including an entrance hall, lounge with tiled fireplace, re fitted kitchen/dining room, two double bedrooms and a shower room, a PVCu double glazed conservatory and a rear porch/utility area. The property further boasts gas fired central heating and PVCu double glazing. The bungalow also has attractive good size & well tended gardens to the front & rear and driveway parking for several cars leading to a single detached garage.

DIRECTIONS

From our office in Fore Street, proceed down Wicker Hill and proceed over the town bridge into Stallard Street. Proceed straight over the mini roundabout and then take the left hand lane after crossing the railway bridge. Follow the road left at the traffic lights into Newtown. At the mini roundabout turn right onto the Frome Road (A361). At the next mini roundabout turn left onto the Bradley Road (A363) and then proceed straight over the next roundabout. Follow the road on past Aldi and a set of traffic lights. Proceed straight over the next mini roundabout, whereupon at the next mini roundabout turn right into Silver Street Lane, where the bungalow will be found on your right hand side.

ACCOMMODATION

ENTRANCE HALL

Part double glazed PVCu front door with PVCu double glazed window over leading to entrance hall. Entrance hall with access to roof space via loft ladder with light. Radiator and doors to lounge, kitchen/dining room, bedrooms and shower room.

LOUNGE

13'6" (into bay) x 12'0" (to back of chimney breasts (4.14m (into bay) x 3.67 (to back of chimney breast)
Feature tiled open fireplace and hearth, radiator, PVCu double glazed bay window to front and picture rail.

KITCHEN/DINING ROOM

17'0" x 9'11" (5.20m x 3.04m)
Re fitted with a one and half bowl single drainer stainless steel sink unit with cupboards under and a work surface to one side with space under and plumbing for washing machine. There is a range of gloss cream fronted base units and wall cupboards with laminate work surfaces over and tiled splash back, space for cooker and fridge freezer. Radiator, tiled floor to kitchen area and laminate floor to dining area, PVCu double glazed window to side, PVCu part double glazed door to rear porch/utility area and PVCu double glazed French doors to conservatory.

BEDROOM ONE

13'5" x 10'4" (4.09m x 3.17m)
Radiator, PVCu double glazed window to rear, free standing triple wardrobe with sliding doors and shelving and hanging rails, picture rail.

BEDROOM TWO

12'7" (into bay) x 12'0" (to back of chimney breasts (3.84m (into bay) x 3.67 (to back of chimney breast)
Radiator, PVCu double glazed bay window to front and picture rail.

SHOWER ROOM

Re fitted with a white suite comprising a shower cubicle with folding doors and an Aquatronic electric shower, inset wash hand basin with mixer taps over and vanity unit under, low level WC, radiator, extractor fan, vinyl flooring, part tiled walls and a PVCu double glazed window to the side of the property.

CONSERVATORY

10'7" x 6'11" (3.23m x 2.12m)
Part brick built with PVCu double glazed windows over looking the rear garden

REAR PORCH/UTILITY AREA

4'4" x 10'6" (1.34m x 3.22m)
With power and light, plumbing for washing machine, space for tumble dryer, wall mounted Viessman combination gas fired boiler and Pvcu double glazed windows and PVCu double glazed door to rear garden.

EXTERNALLY

FRONT GARDEN

The front of the property is bound by a dwarf wall at the front with a mature hedge providing privacy. The garden is mainly gravelled for easy maintenance with a paved path to the front door which has a lantern light. There is a driveway which runs down the side of the bungalow providing parking for several cars leading to a single detached garage.

GARAGE

16'1" x 8'0" (4.92m x 2.44m)
With metal up and over door, power and light and personal; door to rear garden. Sensor halogen light at the front..

REAR GARDEN

The rear garden is a particular feature of the bungalow being of a good size and well maintained and private. There is a paved patio area which leads to a lawned area which runs the length of the garden with well stocked flower and shrub borders. There are two timber garden sheds and the garden is enclosed by wooden panel fencing with a timber gate giving access to the side of the bungalow via the driveway.

TENURE

The property is Freehold with vacant possession on completion.

COUNCIL TAX

The property is in Band D with the amount payable for 2024/25 being £2432.60

SERVICES

Mains services of gas, water, electricity and drainage are connected. Central heating and water heating is from the Viessman gas fired Combination boiler (Not tested)

VIEWINGS

To arrange a viewing please call 01225-341504.

CODE

11156 26/03/2024

