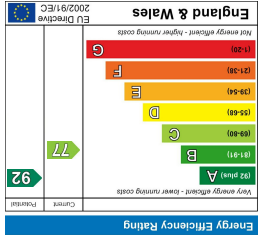




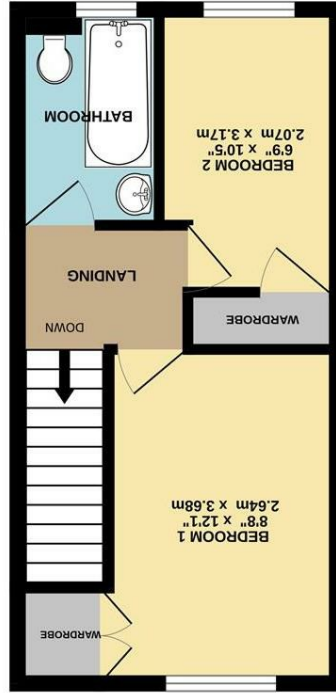
Asbestos Regulations
It is the responsibility of the owner or tenant of the property, and anyone who has control over it (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations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

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

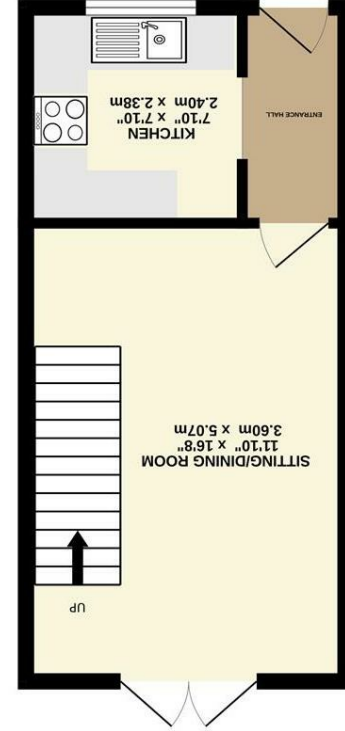
IMPORTANT NOTICE
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves 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.



TOTAL FLOOR AREA: 563 sq.ft. (52.3 sq.m.) approx.
Schematics Diagram only - Not to Scale
Made with Magicplan 2023



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



20 Chaffinch Drive
Trowbridge, Wiltshire, BA14 9TR

£243,500

- Well Presented Modern Terraced House
- Kitchen & Good Sized Lounge/Dining Room
- Single Garage & Driveway Parking
- EPC Rating C / Council Tax Band B
- Two Bedrooms with Built in Cupboards
- Family Bathroom
- Enclosed Rear Garden
- Desirable Cul De Sac Location on the Popular Wingfield Side of Town
- Open Aspect to the Rear with Views Across an Allotment



SITUATION

Chaffinch Drive is a tucked away cul de sac location well situated on the favoured Wingfield & Bradford on Avon side of town overlooking allotments to the rear. It offers easy access by road to Bradford on Avon and the Georgian City of Bath, whilst also offering access within walking distance to local nearby primary and secondary schools and the train station.

Trowbridge is the County Town of Wiltshire and has benefited from significant development, which is still on-going, and offers a good range of schooling for all ages, excellent shopping, restaurants and leisure facilities including a multiplex cinema and sports centre. Trowbridge is easily accessible from the M4 and has a railway station providing regular services to Salisbury and Southampton to the south and Bath and Bristol to the northwest.

DESCRIPTION

A well presented modern two bedroom mid terraced house with gardens, garage and driveway parking for two cars. The property offers accommodation including entrance hall, a fitted kitchen including free standing double oven, hob, extractor hood and lounge/dining room. Upstairs are two bedrooms both of which have built in wardrobes. There is also a family bathroom with shower over the bath.

The property further boasts gas central heating, updated PVCu double glazing (2019), attractive gardens to front and rear and a garage adjacent to the front of the house with driveway parking for two cars.

DIRECTIONS

From our office in Fore Street, proceed down Wicker Hill and bear round to the left passing over the town bridge into Manvers Street. At the roundabout proceed straight ahead and proceed over the railway bridge. At the junction then follow signs on the road to Radstock via the traffic lights and onto the Wingfield Road. Upon passing John of Gaunt secondary school on your left, turn right into Nightingale Road. Chaffinch Drive will then be the second cul de sac on the left hand side. The house will be found in the far right hand corner of the cul de sac being identifiable by our For Sale board.

ACCOMMODATION

ENTRANCE HALL

PVCu front door with 2 double glazed inserts to entrance hall. Coved ceiling & arch way to the kitchen and door to the lounge/dining room. Radiator.

KITCHEN

7'10" x 7'10" (2.40 x 2.38)

With a single drainer stainless steel sink unit with mixer taps over and drawers and cupboards under. Fitted with a range of white fronted base units and wall cupboards with laminate work surfaces over and tiled splash backs. Free standing electric double oven and 4 ring hob, with extractor over, space for fridge/freezer and space and plumbing for washing machine. Vinyl flooring. PVCu double glazed window to the front. Wall mounted Ideal Exclusive gas fired combination boiler.

LOUNGE/DINING ROOM

Measured to back of stairs (Measured to back of stairs)

Stairs to first floor landing. Two radiators. PVCu French double doors to the rear garden.

FIRST FLOOR LANDING

Access to the roof space.

BEDROOM ONE

12'1" x 8'8" (3.68 x 2.64)

Built in double wardrobe with shelving. Radiator. PVCu double glazed window to the rear overlooking allotment area behind.

BEDROOM TWO

10'5" x 6'9" (3.17 x 2.07)

Built in wardrobe. Radiator. PVCu double glazed window to the front.

FAMILY BATHROOM

With a white suite comprising panelled bath with mixer taps and shower attachment over, shower rail and curtain, pedestal wash hand basin, low level WC. Extractor fan. Vinyl flooring. Part tiled walls. Radiator. PVCu double glazed window to the front.

EXTERNALLY

FRONT GARDEN

The garden is mainly laid to lawn with a shrub border and a paved path leading to front door with Canopy Porch over.

GARAGE

16'6" x 8'4" (5.03 x 2.53)

The garage has a metal up and over door with roof storage area. The garage is the right hand one of two situated at the right hand end of the terrace.

With a tarmac driveway providing parking for two cars.

REAR GARDEN

With a paved patio area with gravelled area adjoining. The garden is mainly laid to lawn with flower and shrub borders and is enclosed by wooden panel fencing.

TENURE

Freehold with vacant possession on completion.

COUNCIL TAX

The property is in Band B with the amount payable for 2024/25 being £1892.03

SERVICES

Mains services of gas, water, electricity and drainage are connected. Central heating is from the gas fired Ideal Exclusive combination boiler. (Not tested by Chase Buchanan).

LETTINGS & MANAGEMENT

Chase Buchanan offer a Full Lettings & Management service and are happy to advise on the let ability.

VIEWINGS

To arrange a viewing please call 01225 341504 or email trowbridge@chasebuchanan.co.uk

CODE

11128 26/03/2024

