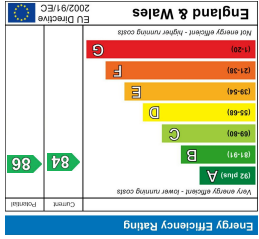




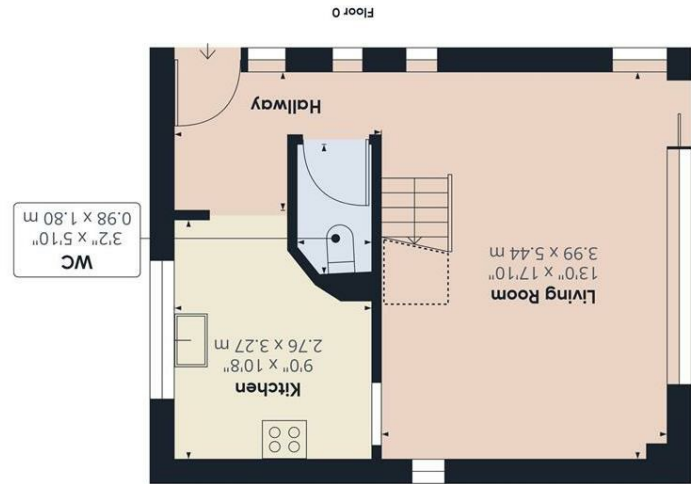
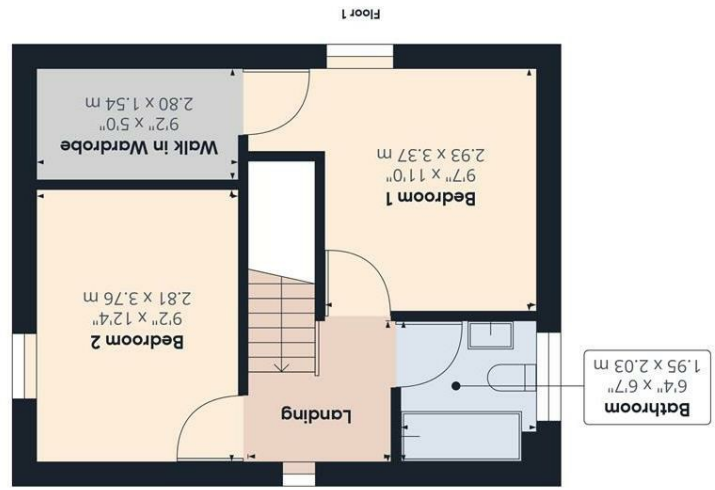
**IMPORTANT NOTICE**  
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements or representations of fact and must satisfy 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](http://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 and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.



<p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIARFE360</p>	<p>Approximate total area 71.24 m<sup>2</sup></p> <p>Reduced headroom 9.76 m<sup>2</sup></p> <p>0.91 m<sup>2</sup></p>	<p>Chase Buchanan</p>
--	--	-----------------------



33a Bond Street  
Trowbridge, Wiltshire, BA14 0AR  
£244,950

- CHECK OUT THE VIDEO LINK TO OUR 360° WALK THROUGH TOUR
- Deceptively Spacious Accommodation
- Versatile Plot Currently with Off Street Parking with Small Garden & Decking Area
- Central Location Within Walking Distance of the Railway Station
- NO ONWARD CHAIN
- Modern Detached Two Bedroom House
- Low Maintenance Versatile Plot
- Gas Central Heating & PVCu Double Glazing
- EPC Rating B / Council Tax Band B





## SITUATION

Situated in a popular location amongst period cottages and offering convenient access for the town centre and train station.

Trowbridge has benefitted from significant investment in development over the last few years and offers a good range of schooling for all ages, excellent shopping, restaurants and leisure facilities including a multiplex cinema and sports centre. With good connections, the railway station provides regular services to Salisbury and Southampton to the south and Bristol and Bath to the northwest. The main A350 and A36 are within a short distance of Trowbridge whilst Junction 17 of the M4 motorway can be reached in approximately 30 minutes travelling time. Nearby towns and centres include Bradford on Avon (3 miles), Melksham (7 miles), Devizes (10 miles), Bath (10 miles) and Swindon (20 miles).

## DESCRIPTION

Immaculately presented two bedroom detached house completed in 2015 to a high standard. Offering spacious and light accommodation in a convenient location close to the town and railway station with good, versatile outside space currently providing parking for several vehicles, small garden and decking area. The property is an excellent opportunity for a first time buyer or investment landlord. An internal viewing is recommended to appreciate all this property has to offer. NO ONWARD CHAIN.

## DIRECTIONS

From the centre of Trowbridge proceed down Fore Street and Wicker Hill crossing the town bridge. Go straight across the mini roundabout and at the next roundabout by Trinity Church stay in the left hand lane, bearing left into Newtown. Continue a short distance and turn right into Gloucester Road. Continue along and take the second left hand turn into Bond Street and the property can be found a short distance down on the left hand side.

## ACCOMMODATION

### ENTRANCE HALL

Part double glazed front door and PVCu double glazed side panels to entrance hall. Hall with radiator, open way to kitchen and lounge/dining room and door to cloakroom

### CLOAKROOM

With a white suite comprising a low level WC, wash hand basin, extractor fan, stainless steel heated towel rail and tiled floor.

### KITCHEN

10'10" x 8'11" (3.32m x 2.72m )  
With a single drainer stainless steel sink unit with cupboards under, a range of white fronted fitted base units and wall cupboards with laminate work surfaces and upstands over. Space for cooker, space for fridge/freezer and plumbing for washing machine, a wall mounted Heat Live gas boiler, PVCu double glazed window to side and serving hatch to dining area.

The kitchen includes the free standing cooker, washing machine and fridge/freezer.

### LOUNGE/DINING ROOM

17'7" x 12'10" (to back of stairs) (5.38m x 3.93m (to back of stairs))  
Stairs to first floor landing, two radiators, dual aspect PVCu double glazed windows

to front and rear and dual PVCu double glazed sliding patio doors to side and decking area.

### FIRST FLOOR LANDING

Access to roof space and PVCu double glazed window to rear.

### BEDROOM ONE

10'10" x 9'6" (3.32m x 2.91m)  
Radiator, PVCu double glazed window to front and door to walk in wardrobe.

### WALK IN WARDROBE

9'1" x 4'11" (2.77m x 1.52m)  
Radiator, power and light.

### BEDROOM TWO

12'3" x 9'1" (3.74m x 2.77m)  
Radiator, PVCu double glazed window to the side.

### BATHROOM

With a white suite comprising a modern panelled bath with a thermostatic shower over, shower screen, pedestal wash hand basin, low level WC, extractor fan, stainless steel heated towel rail, tiled floor and PVCu double glazed window to side.

### EXTERNALLY

#### FRONT

The is a large gravelled parking area with space for 4 cars in front of the house with a block paved path leading to the front door with canopy porch. There is also a lawned area with low picket fencing and sensor outside lights.

At the left hand side of the house is a decking patio area and a path with timber gate giving access to the rear of the property.

### SERVICES

Main services of gas, electricity, water and drainage are connected. Central heating is from the gas fired combination boiler (not tested). Solar panels on the roof are owned and are on a 'Feed in' Tariff. Ownership will be transferred with the property.

### 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

### VIEWING

To arrange a viewing please call 01225 341504 or email [trowbridge@chasebuchanan.co.uk](mailto:trowbridge@chasebuchanan.co.uk).

### CODE

11186 26/03/2024

