



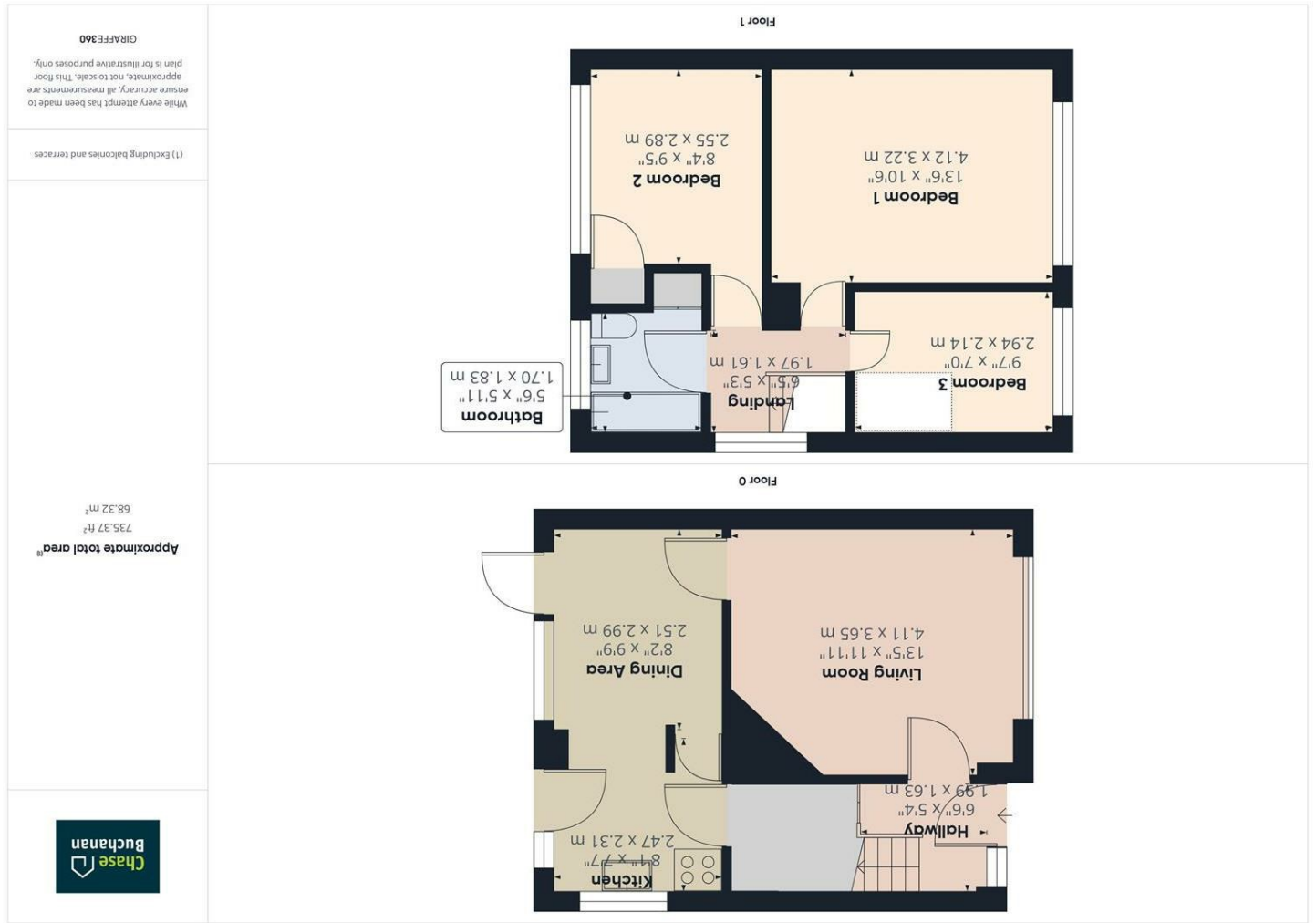
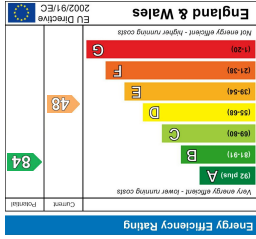
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IMPORTANT NOTICE
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements 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.leasebusinesspremise.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 Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.



23 Barnack Close
Trowbridge, Wiltshire, BA14 9DB
£240,000

- CHECK OUT THE VIDEO LINK TO OUR 360° WALK THROUGH TOUR
- Desirable Cul De Sac Location on the Popular Broadmead Development
- Electric Heating & PVCu Double Glazing
- Attractive Southerly Facing Enclosed Rear Garden
- NO ONWARD CHAIN
- Three Bedroom Semi Detached House
- In Need of Modernisation & Redecoration
- Single Garage & Driveway Parking
- EPC Rating E / Council Tax Band C



SITUATION

Well situated in a cul de sac location on the Broadmead development on the favoured Bradford on Avon side of town. Broadmead offers nearby access to Walwayne Primary school and a Tesco Express store and Fish & Chip shop on Brook Road. Secondary schooling is also within walking distance for both John of Gaunt and St Augustines on Wingfield Road, Broadmead also offers the Wiltshire Yeoman Public House nearby and also provides access to Trowbridge station with links to Bath, Bristol, Salisbury and London.

Trowbridge is the County Town of Wiltshire and has benefitted from significant development, which is still ongoing, and offers a good range of schooling for all ages and town centre amenities including a large Tesco Extra, Marks & Spencer Food hall, Sainsburys, ASDA, The Shires Shopping Centre and Odeon Cinema complex. Trowbridge is accessible from the M4 and has a railway station providing regular services to Salisbury, Southampton and Weymouth to the south, Bath and Bristol to the northwest and Chippenham and Swindon to the north. Surrounded by open countryside with picturesque villages scattered around offering history and character, there is an abundance of leisure opportunities to meet most people's needs.

DESCRIPTION

A mature 3 bedroom semi detached house in need of some modernisation. The house offers accommodation including entrance hall, lounge, dining room and kitchen with three bedrooms and a family bathroom upstairs. The house further offers electric heating and PVCu double glazing. Externally there are gardens to the front and rear with in addition a driveway providing parking for several cars leading to a garage. 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 take the third exit onto Bradford Road signed posted to Bradford on Avon. When you get to the next roundabout take the first exit onto Brook Road and then the next right onto Broadmead. Barnack Close is then the third turning on the left hand side and the property can be found towards the end of the cul de sac on the left hand side being identifiable by our For Sale Board.

ACCOMMODATION

ENTRANCE HALL

Recessed entrance porch with PVCu part double glazed door and side panel to entrance hall. Entrance hall with night storage heater, under stairs storage cupboard and door to lounge.

LOUNGE

13'5" x 11'11" (4.10m x 3.65m)

Feature wooden fire surround and mantle over, night storage heater, PVCu double glazed window to front and door to dining room.

DINING ROOM

9'6" x 8'9" (2.92m x 2.67m)

Night storage heater, glazed door to kitchen and PVCu double glazed window and door to rear garden.

KITCHEN

8'0" x 6'2" (2.45m x 1.90m)

With a one and half bowl stainless steel sink unit with mixer taps over and cupboard under, space to both sides with plumbing for washing machine, electric cooker point and space for cooker, built in larder cupboard, vinyl floor covering, dual aspect PVCu double glazed windows to side and rear and PVCu part double glazed door to rear garden.

FIRST FLOOR LANDING

Access to roof space with loft ladder and PVCu double glazed window to side.

BEDROOM ONE

13'5" x 10'5" (measured to back of fitted wardrob (4.09m x 3.19m (measured to back of fitted wardrob)

With a range of fitted wardrobes and further cupboards over the bed space, night storage heater and PVCu double glazed window to front.

BEDROOM TWO

9'4" x 8'3" (2.86m x 2.52m)

Built in wardrobe with shelving. PVCu double glazed window to rear.

BEDROOM THREE

9'6" x 6'10" (including over stairs area) (2.92m x 2.10m (including over stairs area))

PVCu double glazed window to front.

BATHROOM

With a white suite comprising panelled bath with a Triton AS 2000 electric shower over, rail and curtain, pedestal wash hand basin, low level WC, a built in shelved airing cupboard with hot water cylinder and immersion heater. PVCu double glazed window to rear.

EXTERNALLY

FRONT GARDEN

The garden is laid to lawn with a concrete driveway providing parking for several cars leading to garage and a path to the front door with outside light.

GARAGE

16'1" x 8'5" (4.91m x 2.57m)

With metal up and over door, power and light. Window to the rear.

REAR GARDEN

With a paved patio area.

TENURE

The property is freehold with vacant possession on completion.

COUNCIL TAX

The property is in Band C with the amount payable for 2024/25 being £2162.31.

SERVICES

The property has mains water, electricity and drainage connected.

VIEWING

To arrange a viewing call us on 01225-341504 or email trowbridge@chasebuchanan.co.uk

CODE

11127 08/05/2024.

