



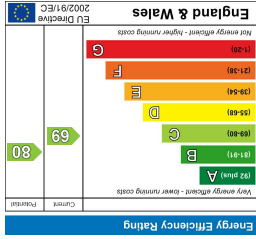
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**IMPORTANT NOTICE**  
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements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



<p>GIARFE360</p> <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>☐ Reduced headroom (below 1.9m/6.2ft)</p> <p>(1) Excluding balconies and terraces.</p>	<p>Floor 2</p>
<p>Approximate total area*</p> <p>958.2 m<sup>2</sup></p> <p>89.02 m<sup>2</sup></p> <p>45.21 m<sup>2</sup></p> <p>4.2 m<sup>2</sup></p> <p>Reduced headroom</p>	<p>Floor 0</p> <p>Floor 1</p>



**6 The Nestings**  
Trowbridge, Wiltshire, BA14 0BN  
**£274,950**

- Three Bedroom End Terraced Modern House with Accommodation Over Three Floors
- Lounge, Fitted Kitchen with Range Cooker
- Gas Central Heating, PVCu Double Glazing
- Adjoins Countryside with Views to the Rear
- NO ONWARD CHAIN
- Entrance Hall & Cloakroom
- Spacious Garden Room/Conservatory
- Courtyard Rear Garden & Two Allocated Parking Spaces
- EPC Rating C / Council Tax Band C
- CHECK OUT THE 'VIDEO' LINK TO OUR 360° WALK THROUGH TOUR





## SITUATION

Situated on the outskirts of Trowbridge, The Nestings is a small cul de sac just off Frome Road consisting of six other similar properties with views to the rear over a paddock and Southwick Country Park. The house is also well placed within close proximity of local amenities including Tesco Express, Trowbridge College and gives easy access to both local Primary and secondary schools.

Trowbridge town centre is within a mile and a half. Trowbridge is the County Town of Wiltshire and has benefitted from significant investment in development, which is still ongoing, 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 modern three bedroom end terraced house with accommodation over three floors with an impressive garden room/conservatory with views across adjoining countryside to the rear. The property is well presented and offers accommodation including entrance hall, cloakroom, lounge, kitchen and a spacious garden room/conservator on the ground floor. On the first floor are two bedrooms and a family bathroom with the main bedroom being on the third floor. The house further offers gas central heating, PVCu double glazing and two allocated tarmac parking spaces plus visitors parking. The attractive and private courtyard garden overlooks a paddock and open countryside to the rear with gated side access from the front. The front garden is mainly laid to lawn with flower and shrub borders.

An internal viewing is recommended.

NO ONWARD CHAIN.

## DIRECTIONS

From the centre of Trowbridge take the A361 Frome Road towards the outskirts of town and The Nestings can be found on the right hand side just before the Southwick Country Park.

## ACCOMMODATION

### ENTRANCE HALL

With a PVCu double glazed front door to entrance hall. Entrance hall with Dado rail, radiator and stairs to first floor landing.

### CLOAKROOM

With a white suite comprising low level WC, pedestal wash hand basin, radiator and PVCu double glazed window to front.

### LOUNGE

14'8" x 9'8" (4.49m x 2.96m)

Two radiators, and PVCu double glazed window to front and side.

### KITCHEN

12'9" x 8'1" (3.90m x 2.47)

With a single drainer acrylic sink unit with mixer taps over and cupboard under with work surface to one side and space under with plumbing for washing machine. There is a range of fitted base units and wall cupboards with laminate work surfaces over and tiled splash backs. There is a fitted Kenwood range cooker with 5 ring gas hob unit over and a stainless steel extractor hood over. Wall mounted cupboard housing an Ideal Logic gas boiler housed in a wall cupboard, tiled flooring, radiator, space for fridge/freezer, PVCu double glazed window to rear and open way to garden room/conservatory.

## GARDEN ROOM/CONSERVATORY

13'8" x 11'2" (4.19m x 3.41m)

Tiled flooring, PVCu double glazed windows and PVCu double glazed French doors to rear garden.

## FIRST FLOOR LANDING

A built in shelved airing cupboard with electric convector heater, radiator, stairs to second floor landing and PVCu double glazed window to front.

## BEDROOM TWO

12'10" x 8'6" (3.93m x 2.60m)

Radiator and PVCu double glazed window to rear with far reaching views across open countryside.

## BEDROOM THREE

8'3" x 6'7" (2.52m x 2.03m)

Radiator and PVCu double glazed window to front.

## FAMILY BATHROOM

With a white suite comprising panelled bath with mixer taps and shower attachment over, rail and curtain, low level WC, pedestal wash hand basin, extractor fan, radiator and PVCu double glazed window to side.

## SECOND FLOOR LANDING

Door to Bedroom One.

## BEDROOM ONE

13'10" x 9'8" (floor area measured as sloping ceil (4.24m x 2.96m (floor area measured as sloping ceil)

Laminate flooring, radiator, access to eave storage area and two double glazed Velux roof lights to rear.

## EXTERNALLY

### FRONT GARDEN

The house is approached over a shared access block paved driveway leading to two allocated tarmac parking spaces. There are also two visitors parking spaces available.

The front garden is bound by a brick built wall and is largely laid to lawn with flower and shrub borders. There is also a garden store.

### REAR GARDEN

The rear garden is a paved and private courtyard garden which extends to the side of the house and is bound by a wall with a timber gate to side access and front garden.

### TENURE

The property is freehold with vacant possession on completion.

### COUNCIL TAX

The property is in Council Tax Band C with the payment for 2024/25 being £2162.31

### SERVICES

Mains services of gas, water, electricity and drainage are connected. Heating and hot water is from the Ideal Logic gas fired boiler. (NOT CHECKED BY CHASE BUCHANAN)

### VIEWING

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

### CODE

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