

TOWN&COUNTRY
ESTATES



Clydesdale Close, Trowbridge, BA14 0YE

£240,000

LOCATION

The property is situated in a small cul-de-sac location, off of Bradley Road, on the North Bradley side of Trowbridge, close to a range of amenities, bus routes and ideally positioned for easy access to the A350 and A361. Trowbridge itself offers busy town centre shopping, a cinema complex with restaurants and train station, with direct links to Bath, Bristol and beyond.

DESCRIPTION

Situated within a small and sought-after development just off the well-connected Bradley Road, this well-presented two-bedroom semi-detached home offers comfortable and practical living throughout. The ground floor comprises an entrance porch, a spacious living room and a modern kitchen/dining room. Upstairs there are two generously sized bedrooms and a family bathroom. Externally, the property benefits from driveway parking, a garage and a fully enclosed rear garden, making it an ideal first-time purchase, investment or home for those looking to downsize.

ENTRANCE HALL

The property is entered through a composite front door into the entrance hall. The entrance hall has stairs to the first floor and a door to the living room.

LIVING ROOM

15'7" x 12'11" max

The living room has a UPVC double glazed window to the front, radiator, wood effect laminate flooring and a door leading to the kitchen/diner.

KITCHEN/DINER

8'11" x 12'11"

The kitchen/diner has a UPVC double glazed door to the rear, a UPVC double glazed window to the rear, a matching range of wall base and drawer units with laminate work surfaces, an inset sink, built in electric oven, inset gas hob with extractor over, space for washing machine and an integrated dishwasher.

LANDING

The first floor landing provides access to both bedrooms, the family bathroom and storage cupboard.

BEDROOM ONE

11'1" max x 9'3"

Bedroom one has a UPVC double glazed window, radiator and a built in wardrobe.

BEDROOM TWO

10'4" max x 8'2"

Bedroom two is also a very good size room and has a UPVC double glazed window, radiator and built in wardrobe.

BATHROOM

The bathroom has an obscured UPVC double glazed window, heated towel rail, pedestal wash hand basin, a close couple W.C and a panel bath with a shower mixer tap attachment.



EXTERIOR

GARAGE

The garage has an up and over door to the front, door to the rear, power and light.

FRONT

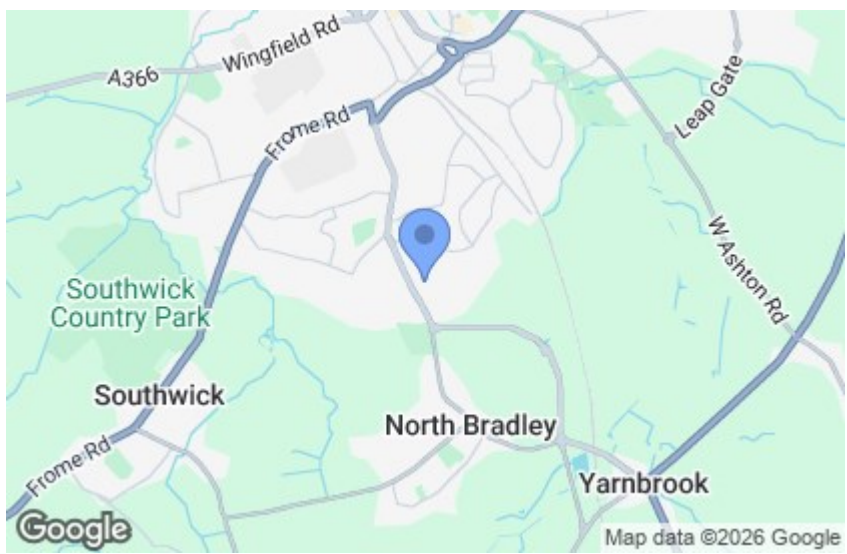
To the front of the property there is a path leading to the front door, a gravel front garden, a gravel driveway leading to the garage and a gate leading to the rear garden.

REAR

The enclosed rear garden has a patio seating area, lawn, undercover seating area, rear access to the garage and gated access to the front.

ADDITIONAL INFORMATION

Council Tax Band B.



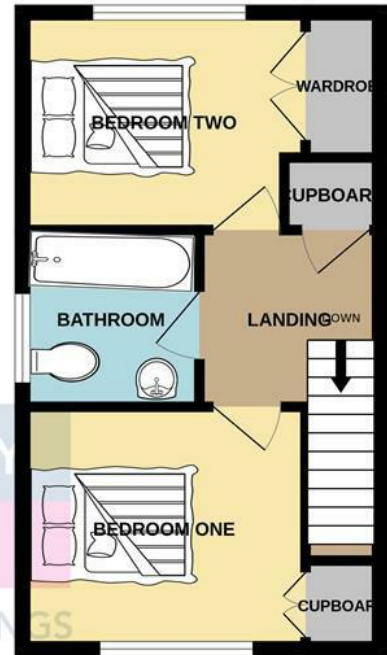




GROUND FLOOR

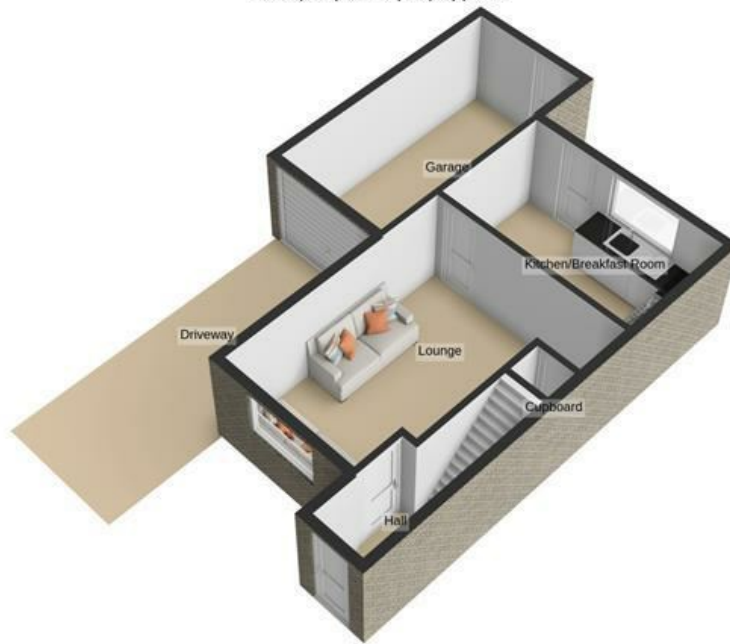


1ST FLOOR

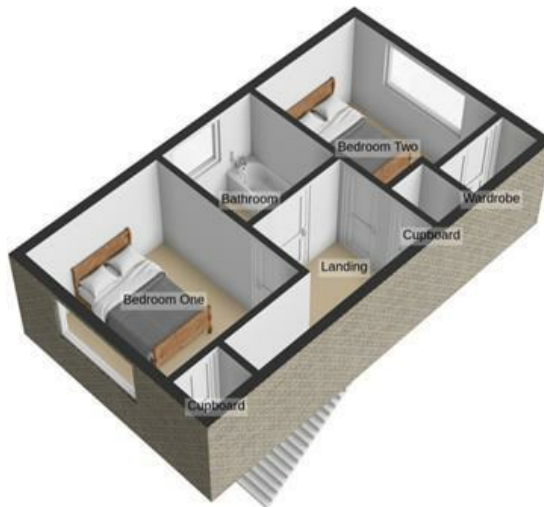


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ground floor
460 sq.ft. (42.7 sq.m.) approx.



1st floor
313 sq.ft. (29.1 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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TROWBRIDGE OFFICE
9 Fore Street, Trowbridge,
Wiltshire BA14 8HD

WESTBURY OFFICE
16 High Street, Westbury,
Wiltshire BA13 3BW

Teleph one: 01 225 7 766 99
Email: trowbridge@townandcountryestates.com

Telephone: 0 137 3 8244 44
Email: westbury@townandcountryestates.com

www.townandcountryestates.com

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