



Connells

Mortimer Street
Trowbridge



Auctioneer's Comments

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The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral.

These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Description

End Terrace Property in a convenient area of Trowbridge, ideal for access to amenities, Train Station, Odeon Complex & New Leisure Centre on Bythesea Road, opposite County Hall.

Accommodation comprises Entrance Hall, Cloakroom, Kitchen, Sitting Room, Three Bedrooms & Family Bathroom. There is an Enclosed Garden to the Rear as well as Residents Parking Area.

The property has been decorated & re-carpeted throughout and is available with No Onward Chain.

Entrance Hall

Door to side. Doors to Cloakroom, Kitchen & Sitting Room. Stairs to first floor landing with cupboard under. Radiator.

Cloakroom

Obscure window to front. Suite comprising low level wc & wash hand basin. Splashback tiling. Radiator.

Kitchen

9' 11" x 6' 9" (3.02m x 2.06m)

Window to front aspect. Comprising wall, base & drawer units with worktops over & splashback tiling. Inset sink and drainer. Built in oven and inset hob. Space for appliances.

Sitting Room

12' 10" x 12' 4" (3.91m x 3.76m)

Two windows & patio doors to rear. Radiator.

First Floor Landing

Stairs form ground floor. Built in cupboard. Stairs upto second floor. Doors to Bedrooms Two, Three & Bathroom.

Bedroom Two

12' 10" x 9' 9" (3.91m x 2.97m)

Window to rear aspect. Radiator.

Bedroom Three

7' 5" x 5' 8" (2.26m x 1.73m)

Window to front aspect. Radiator.

Family Bathroom

Suite comprising panel enclosed bath, pedestal wash hand basin and low level wc. Partly tiled. Radiator.

Second Floor

Stairs from first floor landing. Storage cupboard. Door to Bedroom One.

Bedroom One

12' 8" x 9' 8" (3.86m x 2.95m)

To rooflights to rear aspect. Radiator. Part restricted head height.

Front Garden

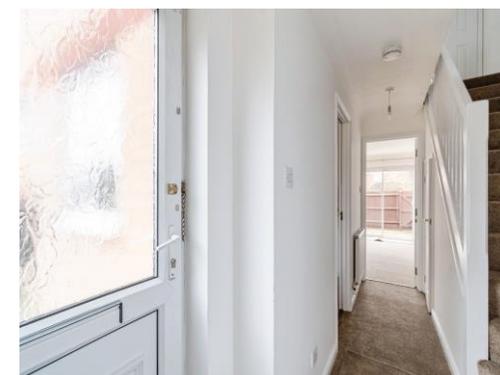
Steps to front door. Selection of shrubs.

Rear Garden

Enclosed by fencing with gated access out to parking area. Laid to patio and gravel / shingle.

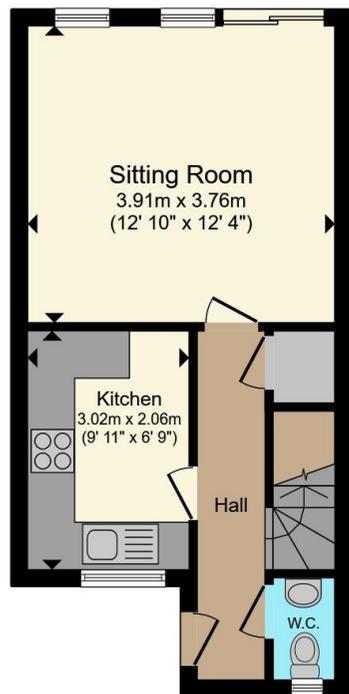
Parking

Residents parking area.

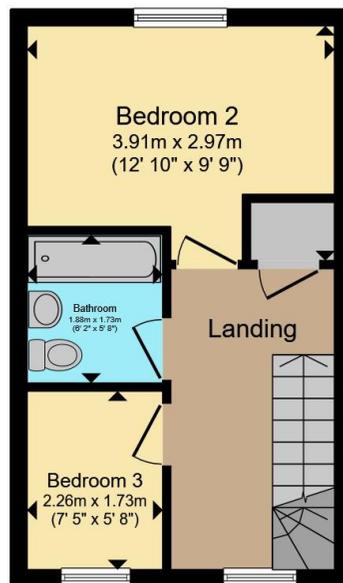




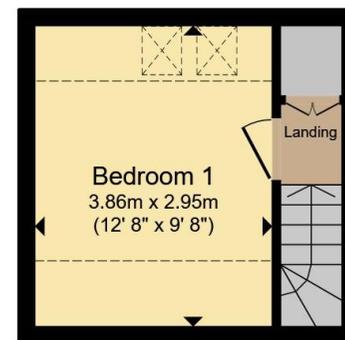




Ground Floor



First Floor



Second Floor

Total floor area 71.2 m² (766 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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11 Fore Street
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/TWB307833



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