blueleaf
PROPERTY



# 9 Alder Close

## Trowbridge, BA14 0JJ

## Guide Price £250,000

Welcome to 9 Alder Close, Trowbridge. Blueleaf Property are delighted to offer this well presented three bedroom home situated in a quiet cul-de-sac being sold with no onward chain.

The ground floor accommodation comprises entrance porch, lounge / dining room with patio doors onto the rear garden, kitchen and downstairs bedroom / dining room / playroom / home office. The first floor accommodation comprises landing, main (double) bedroom with fitted wardrobes, second (double) bedroom and bathroom.

The property further benefits from driveway parking, gas central heating, upvc double glazing and an enclosed rear garden with patio, lawn, shed and gated rear access.

Room measurements are approx;
Lounge dining room: 4.98m x 3.71m
Kitchen: 3.07m x 2.15m
Ground floor bedroom: 4.70m x 2.32m
Bedroom One: 4.03m x 2.73m
Bedroom Two: 3.21m x 2.20m
Bathroom: 1.95m x 1.87m

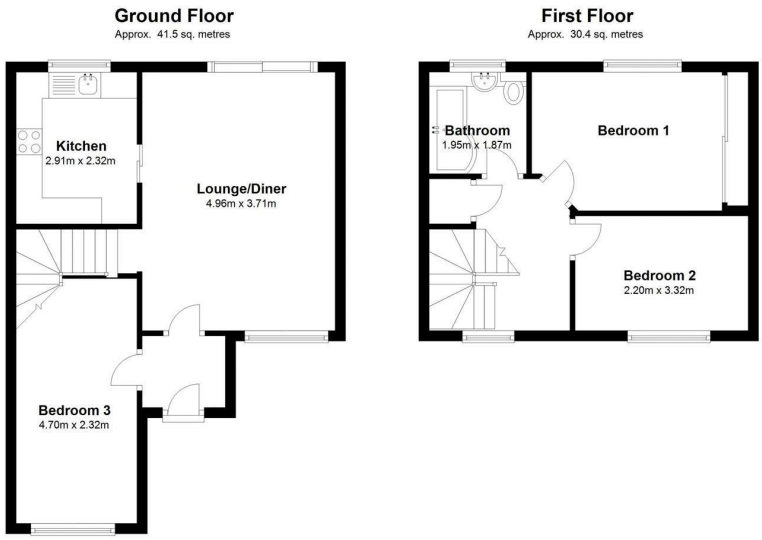
- Three bedroom mid terrace home
- Enclosed rear garden with gated access
- Gas central heating & double glazing
- Driveway parking
- No chain
- Council Tax - B (Wiltshire Council)
- EPC - 68 (D)

## Viewing

Please contact our Blueleaf Property Office on 01225 839050 if you wish to arrange a viewing appointment for this property or require further information.

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## Floor Plan

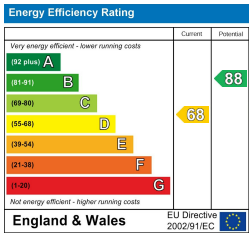


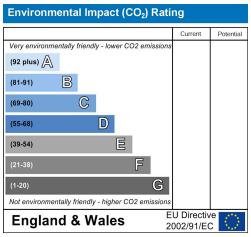

Total area: approx. 71.8 sq. metres

## Area Map




## Energy Efficiency Graph












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