

Talbot Road Trowbridge

Wrights Residential

£175,000

● www.wrightsresidential.co.uk ● 01225 75553 ● enquiries@wrightsresidential.co.uk

This well presented two bedroom ground floor maisonette offers spacious and versatile accommodation, conveniently located close to a range of local amenities and within easy reach of Trowbridge town centre.

The property features an entrance porch, hallway, attractive lounge with feature fireplace and working chimney, contemporary fitted kitchen, two well proportioned bedrooms and a stylish modern bathroom. Outside, the property benefits from a generous enclosed rear garden and driveway parking.

Offered for sale with no onward chain.



Two Bedroom ground floor maisonette

Contemporary Fitted Kitchen

Spacious lounge

Two well proportioned bedrooms

Stylish Modern Bathroom

Situation

The property is situated close to many local amenities including a choice of Primary and Secondary schools and Trowbridge railway station. The town centre of Trowbridge is also within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants. Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.

Gas Central Heating

PVCu double glazing

Generous rear garden

Driveway parking

No onward chain



Wrights Residential

● www.wrightsresidential.co.uk ● 01225 75553 ● enquiries@wrightsresidential.co.uk

The property comprises

Entrance Porch
With PVCu front door, tiled flooring and obscured PVCu double glazed windows to the front and side.

Hallway
With wood effect laminate flooring, radiator and built in storage cupboard.

Lounge *14' 2" x 10' 9" (4.31m x 3.27m)*
With wood effect laminate flooring, radiator, open fireplace and PVCu double glazed window to the front.

Kitchen *13' 4" x 8' 8" (4.06m x 2.64m)*
With wood effect laminate flooring, a range of eye level and base units, worktops with tiled splash backs, integrated double electric oven, induction hob with extractor hood over, space for fridge/freezer and washing machine, one and a half bowl ceramic sink and drainer unit, radiator, two built in larder cupboards, PVCu double glazed window to the rear and PVCu door to the rear garden.

Bedroom 1 *13' 6" x 8' 6" (4.12m x 2.59m)*
With radiator, built in storage cupboard and PVCu double glazed window to the front.

Bedroom 2 *11' 6" x 8' 7" (3.50m x 2.62m)*
With radiator and PVCu double glazed window to the rear.

Bathroom
With tiled flooring, suite comprising bath with mains shower over,close coupled W.C and hand basin with vanity unit, heated towel rail and obscured PVCu double glazed window to the rear.

Externally

To the front
To the front of the property is a generous gravelled area providing off-road parking. together with a lawned garden bordered by mature hedging and shrubs. A paved pathway leads to the entrance porch, with additional access to the side of the property.

To the rear
The generous, enclosed rear garden is predominantly laid to lawn with a variety of established trees, shrubs and planted borders. A spacious paved patio area adjoining the property provides an ideal space for outdoor dining and entertaining, and a pathway leads to the rear.

Tenure
The property is sold as leasehold with a 125 year lease which commenced in 1995, with 94 years remaining. There is no service charge payable, ground rent is £10 per annum and buildings insurance is £80 per annum.

Council tax
The property is currently in council tax band A.













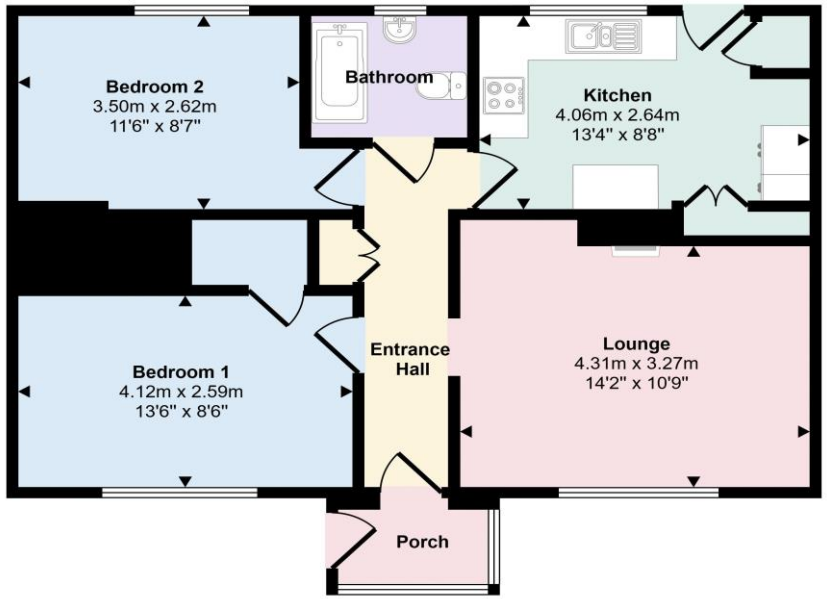


Wrights Residential

● www.wrightsresidential.co.uk ● 01225 75553 ● enquiries@wrightsresidential.co.uk


Wrights
Residential

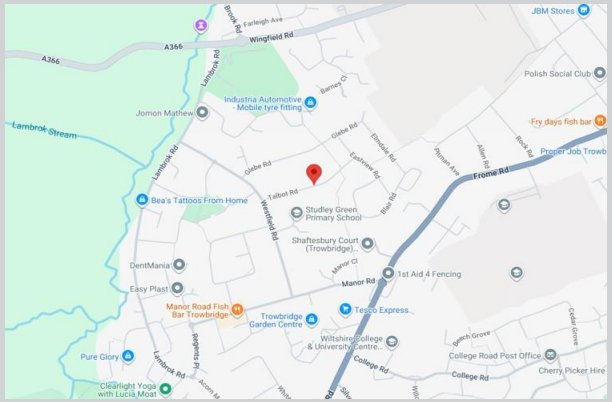
Approx Gross Internal Area
62 sq m / 665 sq ft

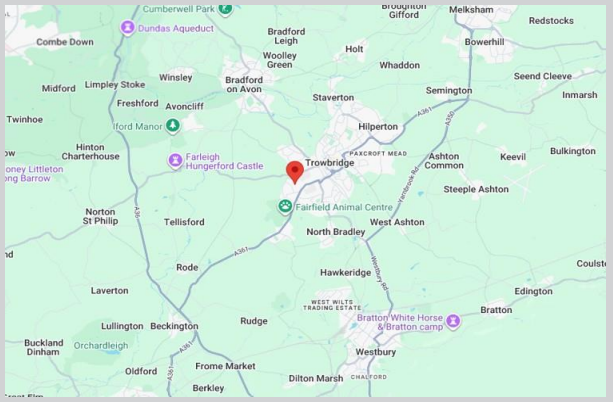


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







Wrights Residential

● www.wrightsresidential.co.uk ● 01225 75553 ● enquiries@wrightsresidential.co.uk

Wrights

T 01225 755553
E info@wrightsresidential.co.uk
W www.wrightsresidential.co.uk
A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.