



The Slipway Trowbridge

Wrights
Residential

£275,000

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Situation

The Slipway enjoys an attractive waterside setting within the popular Staverton Marina development, situated alongside the Kennet & Avon Canal on the outskirts of Trowbridge. The location offers a peaceful environment with picturesque views of the marina and easy access to lovely canalside walks and the surrounding countryside. Staverton is conveniently positioned between Trowbridge and Bradford-on-Avon, both offering a good range of shops, supermarkets, cafés, restaurants and leisure facilities.

The historic market town of Bradford-on-Avon also benefits from a railway station providing regular services to Bath, Bristol and beyond, while Trowbridge offers further shopping facilities and transport connections. The location combines the tranquillity of waterside living with convenient access to local amenities and the wider Wiltshire area, with the Georgian city of Bath also within easy commuting distance.



Two bedroom detached property

Stunning views of the Marina

Direct access to canal side walks

Gas central heating

PVCu double glazing

Private courtyard
Off road parking for 3 vehicles
Gas central heating
PVCu double glazing
No onward chain



This modern two bedroom detached property offers stunning views across Staverton Marina and direct access to the beautiful Kennet and Avon canal. Features include a spacious lounge/diner, downstairs cloakroom, two double bedrooms, bathroom with shower over the bath, gas central heating, PVCu double glazing, off road parking and a private courtyard garden.

Sold with the benefit of no onward chain.

The property comprises

Ground Floor

Entrance Hall

With radiator and stairs to the first floor.

Cloakroom

With white suite comprising W.C and pedestal hand basin, radiator, extractor fan and storage cupboard housing plumbing for washing machine.

Kitchen

8' 10" x 7' 8" (2.69m x 2.33m)

With a range of eye level and base units, worktops with tiled splash backs, one and a half bowl sink/drain unit, integrated electric oven and gas hob with extractor hood over, space for fridge/freezer and dishwasher, cupboard housing gas boiler and PVCu double glazed window.

Lounge/Diner

22' 3" x 12' 0" (6.79m x 3.67m) max

With two radiators, two PVCu double glazed windows and PVCu french doors opening onto the courtyard.

First Floor

Landing

With radiator, linen cupboard and PVCu double glazed window.

Bedroom 1

12' 4" x 11' 7" (3.75m x 3.53m) max

With radiator and PVCu french doors to the Juliet balcony.

Bedroom 2

12' 2" x 7' 1" (3.71m x 2.15m)

With radiator and PVCu double glazed window offering lovely views over the marina.

Bathroom

With suite comprising bath with mains shower over, hand basin with vanity unit, W.C, radiator, extractor fan and obscured PVCu double glazed window.



Garden

An enclosed, low-maintenance courtyard garden, predominantly laid to paving with decorative gravel borders. The courtyard provides space for outdoor seating and benefits from brick wall boundaries and gated access.

Parking

The property is sold with allocated parking for three vehicles.

Council tax

The property is currently in council tax band C.

Tenure

The property is sold as freehold.

EPC rating

The current EPC rating is C (76), with a potential for B (88).

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1800Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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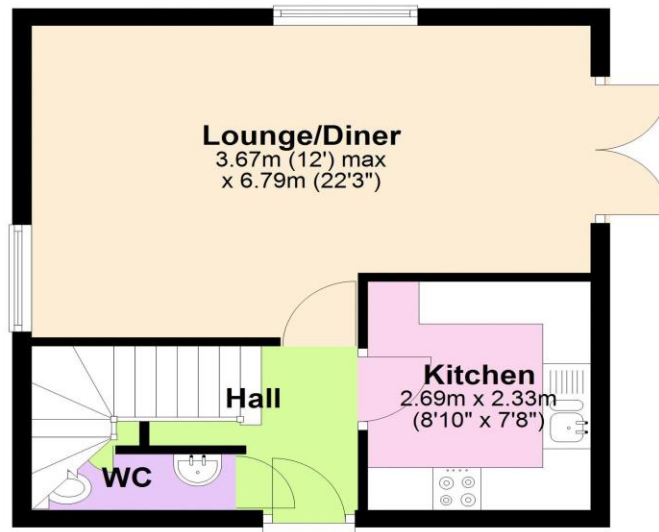
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Ground Floor

Approx. 36.2 sq. metres (389.8 sq. feet)



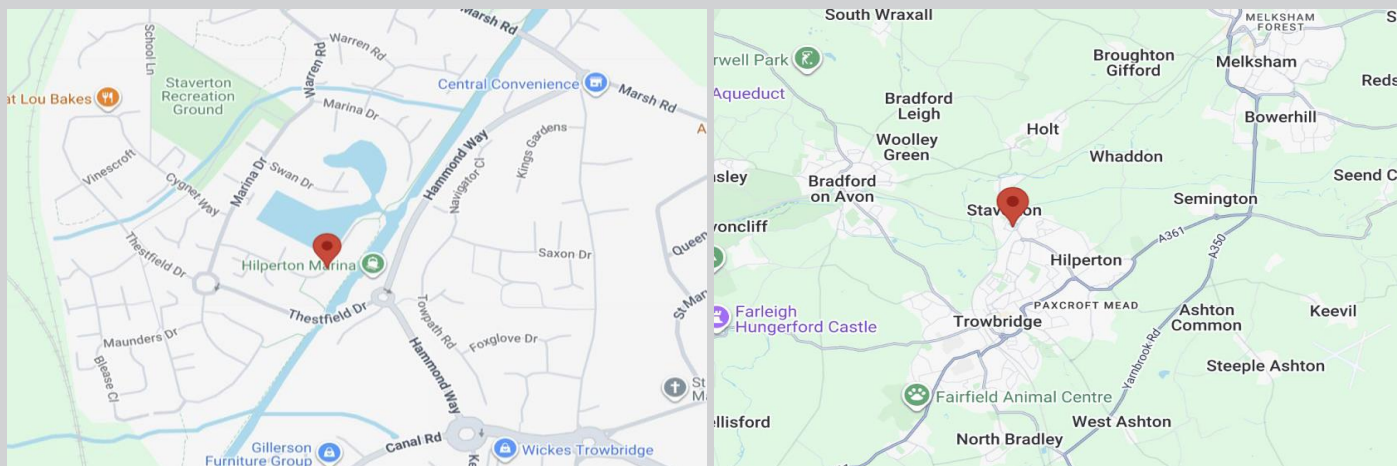
First Floor

Approx. 33.2 sq. metres (357.2 sq. feet)



Total area: approx. 69.4 sq. metres (747.0 sq. feet)







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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.