



**Arnold Noad Corner, Southwick, Wiltshire BA14 9NP**

**£210,000**

## LOCATION

Southwick is a semi-rural Village to the southwest of the county town of Trowbridge, separated by the Southwick Country Park which offers approximately 152 acres of open fields. The popular Village has a family pub, shop and a well regarded Primary School. The neighboring Trowbridge offers busy shopping facilities, a modern cinema complex with popular restaurants and train station, with direct links to Bath, Bristol and beyond.

## DESCRIPTION

**NO ONWARD CHAIN** - In need of modernisation, this three bedroom end of terrace home occupies a pleasant position backing onto open fields, within a small cul-de-sac on the edge of Southwick. The accommodation comprises an entrance hall, lounge, cloakroom toilet, dining/family room, kitchen/breakfast room, two double bedrooms, a single bedroom and a four piece bathroom. While improvement is needed, the home offers lot's of potential for the new owner.

## ENTRANCE HALL

With a storm porch to the front, a glazed wooden door opens to the entrance hall, with doors to the lounge, dining/family room and stairs to the first floor.

## LOUNGE

The dual aspect lounge has windows to the front and rear, a feature fireplace with wooden mantle and stone hearth, two radiators and door to the cloakroom toilet.

## CLOAKROOM TOILET

There are two windows to the rear, a low level WC and wall hung basin.

## DINING/FAMILY ROOM

The second large reception room has windows to the front and rear, two radiators, a door to the kitchen/breakfast room and under stairs cupboard.

## KITCHEN/BREAKFAST ROOM

There is a window to the side, a range of matching base and wall units with rolled top worksurfaces, inset sink with mixer tap, space for a freestanding oven, plumbing for a washing machine, space for an under counter fridge and freezer, radiator, space for a small table and chairs, door to the useful pantry cupboard and a uPVC double glazed sliding door to the rear garden.

## LANDING

A window to the rear allows light into the landing and offers views over open countryside. There are doors to all three bedrooms, the bathroom and airing cupboard.

## BEDROOM ONE

Bedroom one has a window to the front, built-in double wardrobe and a radiator.



## BEDROOM TWO

The second double bedroom has a built-in double wardrobe and a radiator.

## BEDROOM THREE

There is a radiator and a window to the rear overlooking open countryside.

## BATHROOM

There is a window to the rear, corner shower cubicle with wall mounted electric shower, corner bath, pedestal basin, low level WC and a radiator.

## EXTERIOR

### FRONT

Set back from the road behind a green, a pedestrian path leads to the property. The front is laid to low maintenance and attractive stone chippings and there is a side gate leading to the rear garden.

### REAR GARDEN

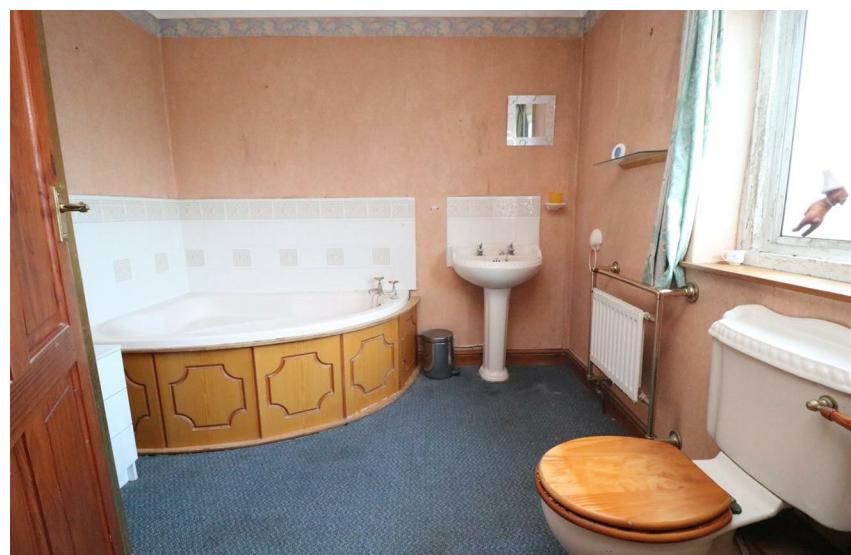
The good size rear garden is another stand out feature of the home, backing onto open fields. Currently in need of improvement, there is a paved patio area, lawn, planted borders, oil tank, rear paved seating area and gate to the front.

## ADDITIONAL INFORMATION

Council Tax Band - B

EPC - to follow

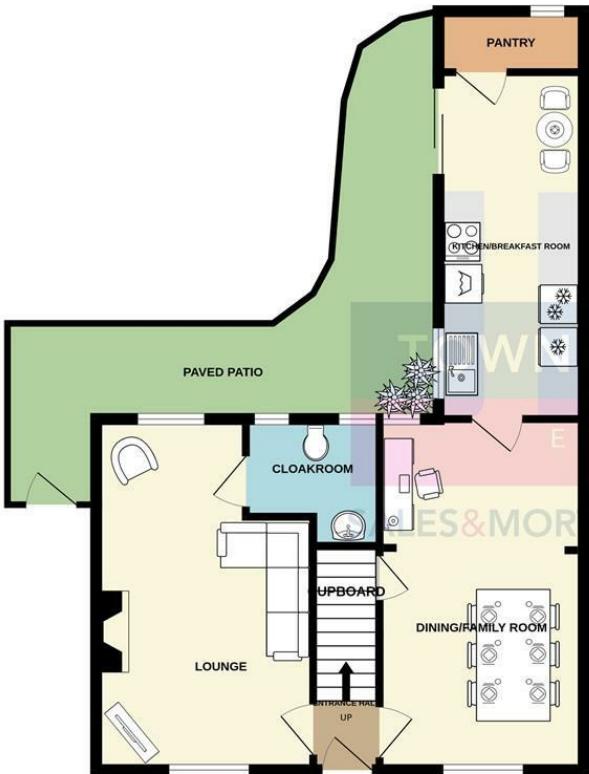
The property offers no allocated parking but there is availability within the cul-de-sac.



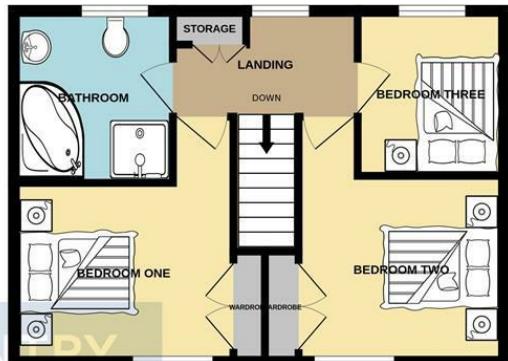




GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 sq.m.) approx.  
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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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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The advertisement features a man and a woman lying on a white surface, looking at a small cardboard house model. The background is a dark blue gradient. The text 'TOWN & COUNTRY MORTGAGES' is at the top, 'FEE FREE Mortgage Services' is in the center, and a list of services is on the right. A pink bar at the bottom contains a warning and contact information. The bottom right corner shows a portrait of a smiling man, identified as Oliver Browning, Managing Director. The overall theme is home ownership and mortgage services.

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