

**TOWN & COUNTRY**  
ESTATES



**Stokehill, Trowbridge, Wiltshire BA14 7TJ**

**Offers Over £220,000**

## LOCATION

Situated on the outskirts of Trowbridge, Paxcroft Mead is a friendly family orientated area benefitting from a Primary School, variety of shops including a supermarket and a social club provided for the community.

Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

For those needing to commute, the City of Bath is approximately 30 minute drive and for Bristol it will take up to one hour.

## DESCRIPTION

Tucked way in a small and popular block paved cul-de-sac, this much improved two bedroom terraced home is ready to move straight into and enjoy. The accommodation comprises an entrance porch, lounge, modern kitchen kitchen/dining room, two bedrooms and a lovely bathroom. Further benefits include gas central heating, uPVC double glazing, Oak internal doors, an enclosed rear garden and parking for two cars.

## ENTRANCE PORCH

There is a built-in doormat, wood effect flooring and a door to the lounge.

## LOUNGE

The lounge has a uPVC double glazed window to the front, radiator, TV point, stairs to the first floor and doors to the kitchen/dining room and useful under stairs cupboard.

## KITCHEN/DINING ROOM

The modern kitchen/dining room has a uPVC double glazed window and French doors to the rear garden, a range of matching base and wall units with rolled top worksurfaces, inset 1 1/2 bowl sink with chrome mixer tap and attractive tiled splashbacks, a built-in oven, inset gas hob with extractor and light over, plumbing for a washing machine, space for a fridge/freezer, wood effect flooring and a radiator.

## FIRST FLOOR LANDING

With access to the loft and doors to both bedrooms and the bathroom.

## BEDROOM ONE

The good size principal bedroom has a uPVC double glazed window to the front, a built-in wardrobe and radiator.

## BEDROOM TWO

The second bedroom has a uPVC double glazed window to the rear and a radiator.

## BATHROOM

The very well presented bathroom has an obscure uPVC window to the rear, a panlled bath with mains shower over, chrome mixer tap and glazed screen, vanity unit with storage and inset basin with chrome mixer tap and dual flush WC, chrome heated towel rail, attractive tiled walls and inset ceiling spotlights.



## EXTERIOR

### FRONT

The front of the property is laid to gravel with a path to the front door and external store.

### REAR GARDEN

Enclosed by high wooden fencing, the rear garden has a paved patio immediately from the rear of the house, lawn, wooden shed and an outside tap.

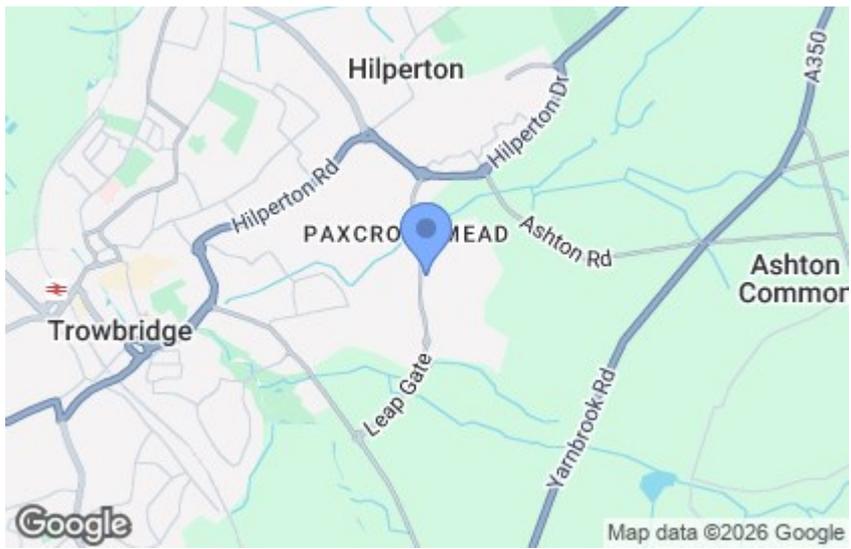
### PARKING

There is two allocated parking spaces to the front of the house.

### ADDITIONAL INFORMATION

Council Tax Band - C

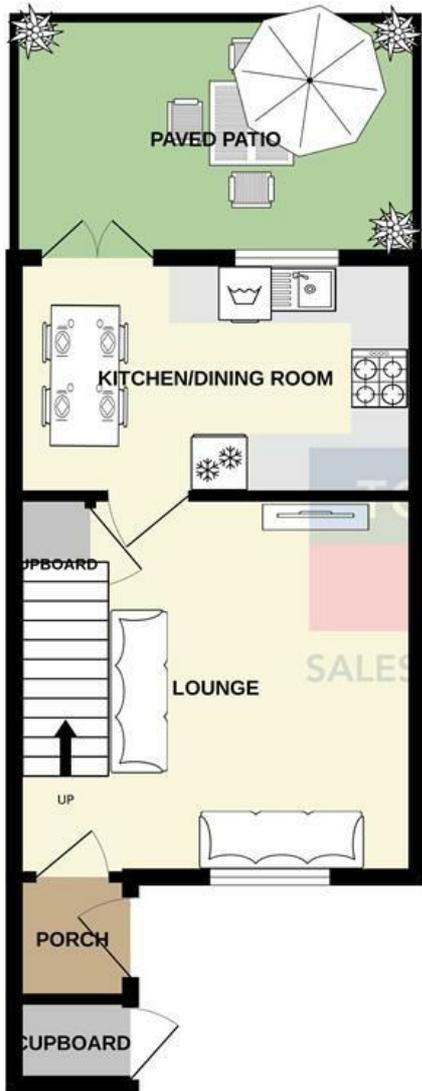
EPC Rating - D



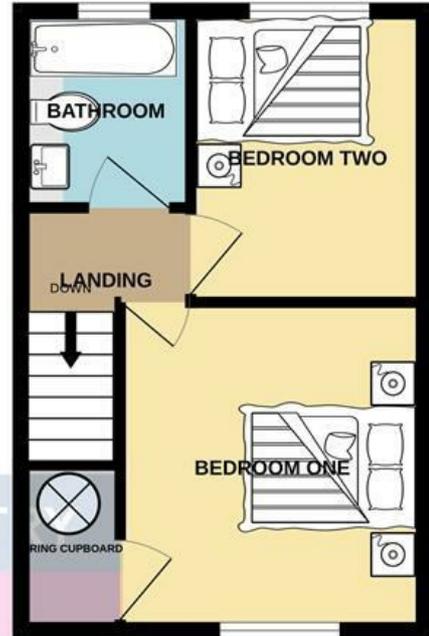




GROUND FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



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SALES & MORTGAGES & LETTINGS

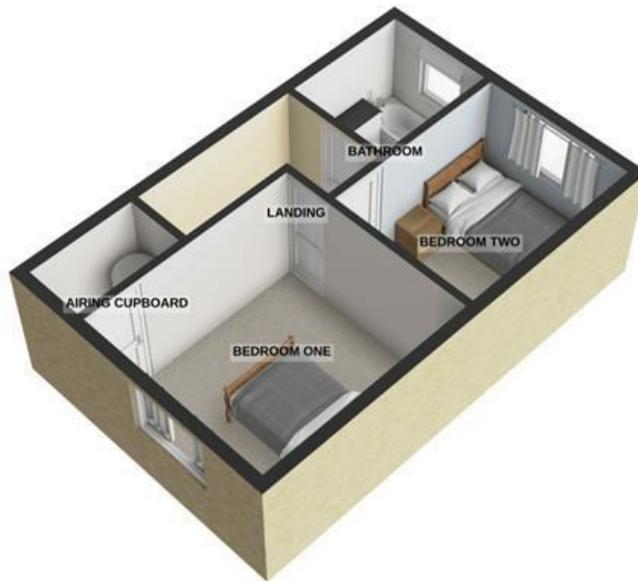
TOTAL FLOOR AREA : 625 sq.ft. (58.1 sq.m.) approx.

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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