

Frome Road Trowbridge

Wrights Residential

£120,000

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This spacious one bedroom first floor apartment is conveniently situated on Frome Road in Trowbridge, within easy reach of the town centre and local amenities. The accommodation benefits from its own private entrance and comprises an entrance hallway, generous lounge, separate fitted kitchen, good sized double bedroom and shower room.

Further benefits include PVCu double glazing, modern Dimplex Quantum electric storage heaters and off-road parking. An ideal opportunity for first time buyers or investors alike, sold with the benefit of no onward chain.



Spacious one bedroom ground floor apartment

Convenient location on Frome Road in Trowbridge

Private entrance

Generous lounge

Separate kitchen

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.

Good sized double bedroom

Shower room

Modern Dimplex Quantum electric storage heaters

Off road parking

No onward chain



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The property comprises

First Floor

Entrance Hall
With PVCu front door and wall mounted Dimplex Quantum electric storage heater.

Kitchen *9' 9" x 6' 10" (2.96m x 2.08m)max*
With a range of eye level and base units, worktops with tiled splash backs, freestanding cooker with extractor hood over, washing machine, space for fridge/freezer, inset sink/drainer unit and two PVCu double glazed windows.

Lounge *12' 6" x 14' 7" (3.81m x 4.44m)*
With wall mounted Dimplex Quantum electric storage heater and two PVCu double glazed windows.

Bedroom *9' 2" x 14' 5" (2.79m x 4.39m)*
With wall mounted Dimplex Quantum electric storage heater, feature fireplace and two PVCu double glazed windows.

Shower Room
With white suite comprising shower enclosure with electric shower, hand basin with vanity unit and close coupled W.C, heated towel rail, wall mounted electric heater, extractor fan, cupboard housing hot water cylinder and obscured PVCu double glazed window.

Externally
The property benefits from an allocated parking space and a small outdoor area situated to the side of the external staircase, currently used for drying washing. The flat is accessed via an external metal staircase leading to the first floor.

Tenure
The property is sold as leasehold. Service charges and ground rent to be confirmed.

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

Services
Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

Broadband
Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 10000Mbps

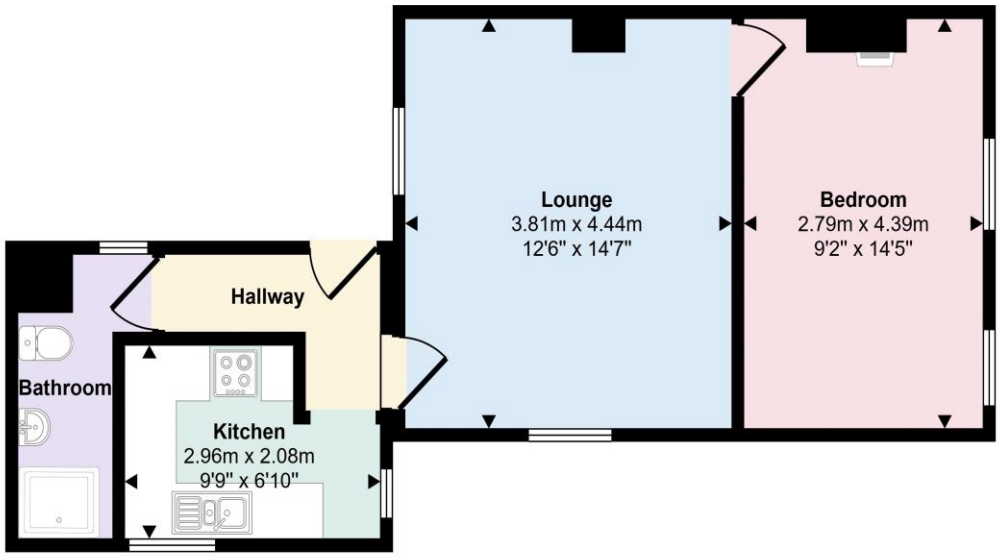
Mobile phone coverage
Outdoor coverage is good - source Ofcom.





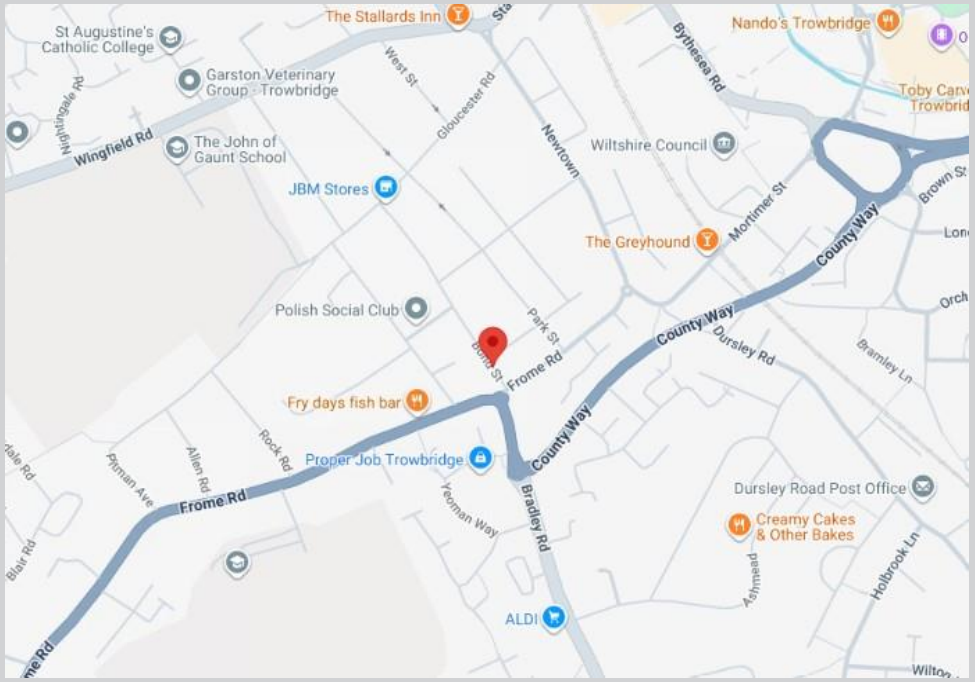

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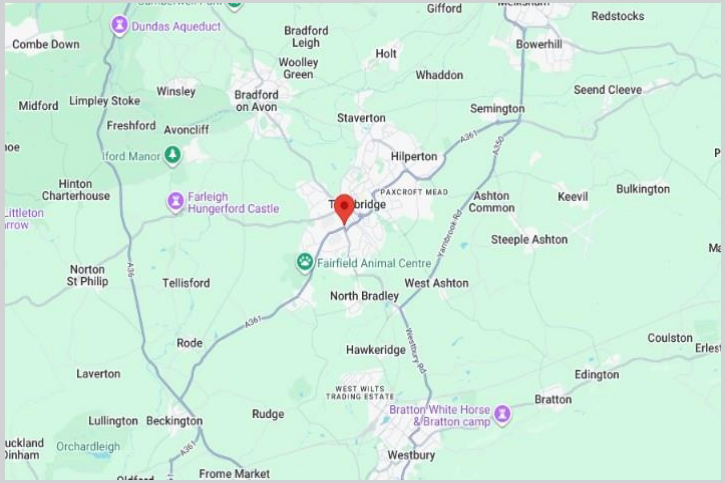
Approx Gross Internal Area
43 sq m / 467 sq ft



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.







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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.