6 Lansdown Close

Trowbridge BA14 0DQ

A well presented two bedroom end of terrace house located close to the town centre, shop, railway station, schools and cinema/restaurant complex. This updated house would be perfectly matched to first time and investment buyers and features living room, modern kitchen/diner and modern bathroom. Benefits include hard flooring throughout, UPVC double glazing, modern electric heating and updated electrics (2022). External features include private courtyard style rear garden with southerly aspect and newly paid patio; and off road parking for two vehicles. Viewing is highly recommended.

Guide Price £220,000

ACCOMMODATION

All measurements are approximate

Living Room

12'9 x 12'8 (3.89m x 3.86m)
UPVC double glazed window and door to the front. Modern Dimplex quantum electric heater. Television point. Stairs to the first floor with storage recess and cupboard under. Wood effect flooring. Fuse box - installed 2022. Door to the:

Kitchen

12'7 x 9'4 (3.84m x 2.84m)
UPVC double glazed window and door to the rear. Modern Dimplex quantum electric heater. Range of modern shaker style wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Electric cooker with extractor over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Space for table. Tiled flooring. Smoke alarm.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Modern Dimplex quantum electric heater. Access to loft space. Smoke alarm. Wood effect flooring. Doors off.

Bedroom One
12'9 x 9'3 (3.89m x 2.82m)
UPVC double glazed window to the front. Modern Creda electric heater. Wood effect flooring. Large storage cupboard.

Bedroom Two
9'4 x 6'0 (2.84m x 1.83m)
UPVC double glazed window to the rear. Modern Creda electric heater. Wood effect flooring.

Bathroom
Obscured UPVC double glazed window to the rear. Electric Dimplex heater with towel rail. Modern three piece white suite with part tiled surrounds comprising panelled bath with electric shower over and bi-fold screen enclosing, pedestal wash hand basin and dual flush w/c. Wood effect flooring. Extractor fan.

EXTERNALLY

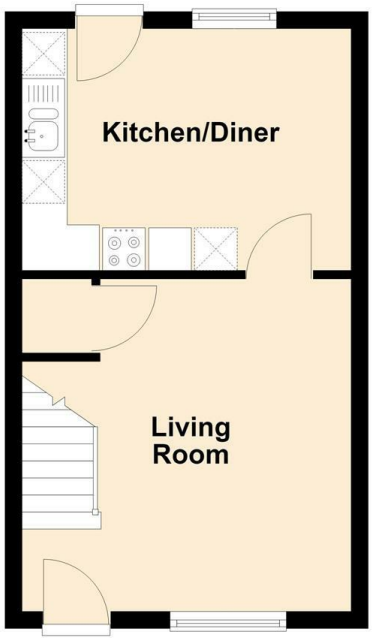
To The Front
Open aspect to the front over-looking green space with trees and shrubs. Path to the front door with storm porch over. Area laid to loose stone chipping and a variety of mature plants and shrubs.

To The Rear
Low maintenance courtyard garden with private, southerly aspect, newly laid to paving. Outside power point and light. Enclosed by fencing with gated rear pedestrian access leading to parking. NB: the fence to the rear and east side are newly erected.

Two Allocated Parking Spaces

Tenure **Freehold**
Council Tax Band **B**
EPC Rating **D**

Ground Floor
Approx. 26.4 sq. metres (284.0 sq. feet)



First Floor
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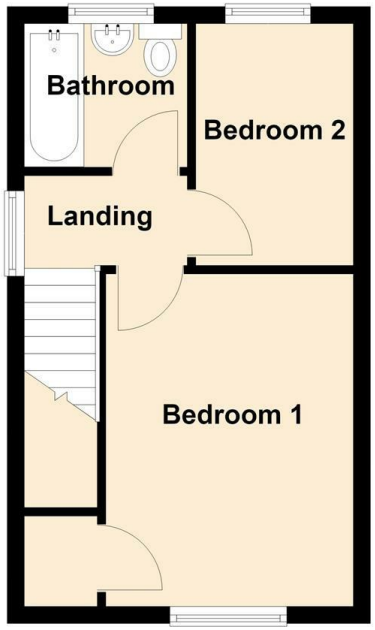
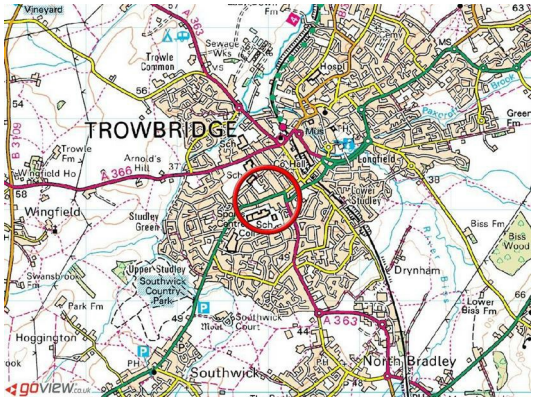


Total area: approx. 52.8 sq. metres (568.1 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.