Connells

connells.co.uk

for sale

offers in excess of **£180,000** **Freehold**



Mortimer Street Trowbridge BA14 8BN

Ideally situated for access to Town Centre & Trowbridge Railway is this Two Bedroom Property, being offered For Sale with No Onward Chain - great investment or first time buyer opportunity!

- Energy Rating: C
- Mid Terrace Property
- Centre of Town Location
- Close to Amenities & Trowbridge Railway Station
- No Onward Chain

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

Property Details

Entrance Hall

Door to front. Doors to Cloakroom, Kitchen & Lounge.

Cloakroom

Obscure window. Suite comprising low level wc & corner wash hand basin. Splashback tiling.

Kitchen

Window to front aspect. Comprising wall, base & drawer units with worksurfaces over & splashback tiling, Inset sink and drainer unit. Built in oven, inset hob with cooker hood over. Space for under counter appliances.

Lounge

Patio doors to rear aspect, opening to garden. Stairs to first floor. Radiator.

Landing

Stairs rising from Lounge. Doors to Bedrooms & Bathroom.

Bedroom One

Window to rear aspect. Built in over stairs storage. Radiator.

Bedroom Two

Window to front aspect. Radiator.

Bathroom

Obscure window. Suite comprising panel enclosed bath, with mixer tap/ shower attachment, pedestal wash hand basin & low level wc. Splashback tiling.

Garden

Enclosed garden at the rear. Laid to patio. Garden shed. Gated access out to residents parking.

Agent's Note:

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

To view this property please contact Connells on

T 01225 754391
E trowbridge@connells.co.uk

11 Fore Street
TROWBRIDGE BA14 8HA

Property Ref: TWB308201 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: B

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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