

for sale

offers in excess of **£130,000**



3 Canal Court Canal Road TROWBRIDGE BA14 8QH

Conveniently Positioned Ground Floor Two Bed Apartment, within walking distance of Town Centre. Trowbridge Health Centre & Newly Opened Care Unit. The property is available with No Onward Chain and offers a great opportunity to get on the property ladder or as an investment.



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Entrance

Door to front aspect. Windows to side. Doors to Bedrooms, Bathroom & Reception Space.

Bedroom One

Window to front aspect. Wall mounted heater.

Bathroom

Suite comprising panel enclosed bath, pedestal wash hand basin and low level wc. Splashback tiling. Extractor fan. Heated towel rail.

Open Plan Kitchen / Living

Window to rear aspect. Built in cupboards. Dado rail. Wall mounted heater. Arch to Kitchen.

Kitchen area:

Modern wall & base units with work surface and splashback tiling. Inset stainless steel sink and drainer. Space for freestanding slot in cooker. Space for under counter appliance. Further storage space / fridge freezer space.

Bedroom Two

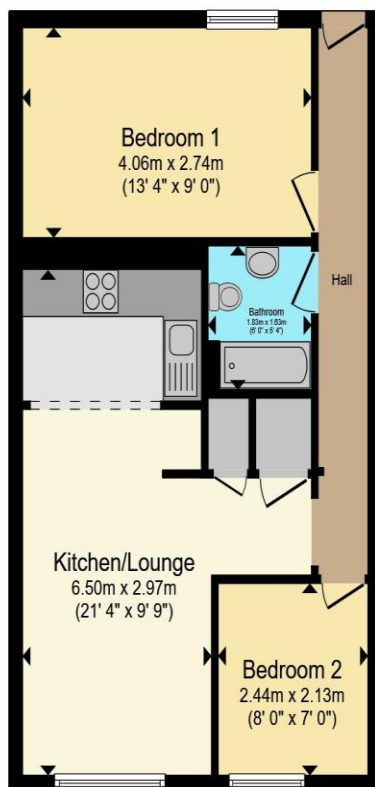
Window to rear aspect. Wall mounted heater.

Communal Area & Parking

To the rear of the building is a residents parking area.







Total floor area 51.5 m² (554 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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11 Fore Street
 TROWBRIDGE BA14 8HA

Property Ref: TWB308054 - 0006

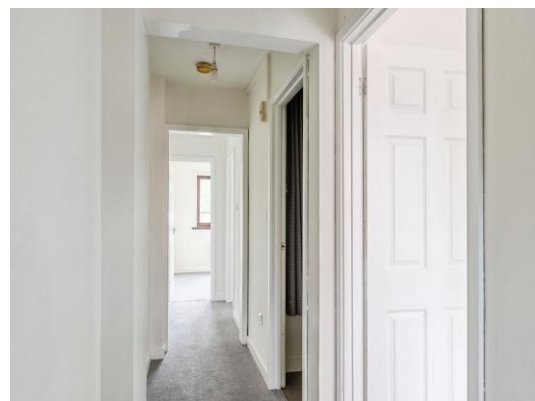
Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online
connells.co.uk/Property/TWB308054

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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