

**TOWN & COUNTRY**  
ESTATES



**Buckleaze Close, Trowbridge, BA14 0US**

**£175,000**

## LOCATION

The property is situated in a quiet cul de sac in the very popular Wiltshire Drive area, within easy walking distance to the retail park and shops. Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

**NO ONWARD CHAIN** - A spacious and very well cared for one bedroom home in a quiet and desirable location. On the ground floor there is a good size lounge/diner and fitted kitchen. On the first floor you will find a large double bedroom with lots of storage and a modern fitted shower room. Externally there is a graveled garden to the front, storage shed and numbered parking space.

## LOUNGE/DINER

14'0" x 13'10"

The property is entered via a UPVC double glazed door into the lounge/diner. The spacious living room has a UPVC double glazed window to the front, radiator, electric wood burner style fire with a tiled surround, tiled hearth and wooden mantel. From the living room there are stairs to the first floor and an opening to the kitchen.

## KITCHEN

6'8" x 10'8"

This well presented kitchen has a UPVC double glazed window to the front, a matching range of wall, base and drawer units with laminate work surfaces, an inset acrylic sink, inset electric hob with extractor over, built in electric oven, space for washing machine and space for fridge/freezer.

## FIRST FLOOR

### BEDROOM

10'8" x 14'9" max

This large double bedroom has a UPVC double glazed window to the front, a radiator, built in storage cupboard, built in wardrobe, hatch to loft and a door to the shower room.

### SHOWER ROOM

6'4" x 5'7"

The beautifully fitted and modern shower room has an obscured UPVC double glazed window to the front, a large walk in shower with glass screen, a close couple W.C and pedestal wash hand basin.

## EXTERIOR

### FRONT

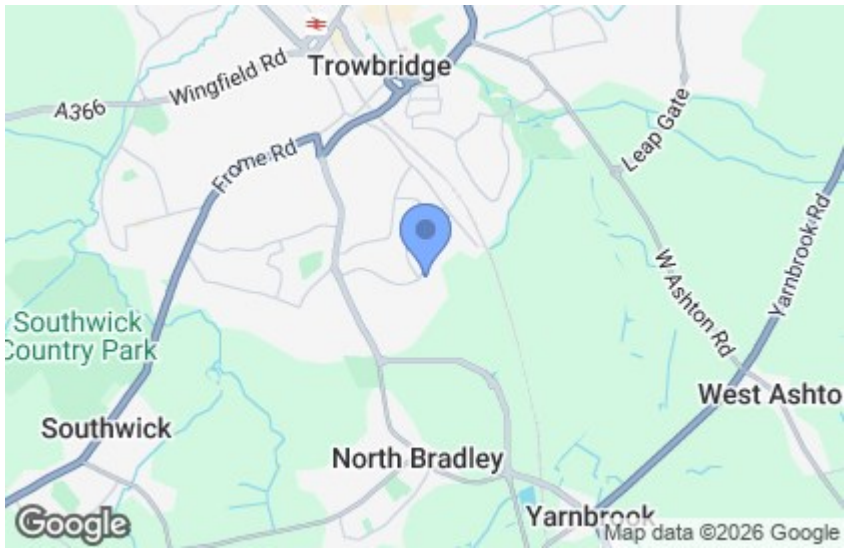
To the front of the property there is a built in storage shed, a gravel garden with seating area, hole for rotary washing line, outside tap, raised walled flower beds and a numbered parking space for the property.

## ADDITIONAL INFORMATION

Council tax band A

Gas combination boiler is annually serviced and under warranty until October 2030

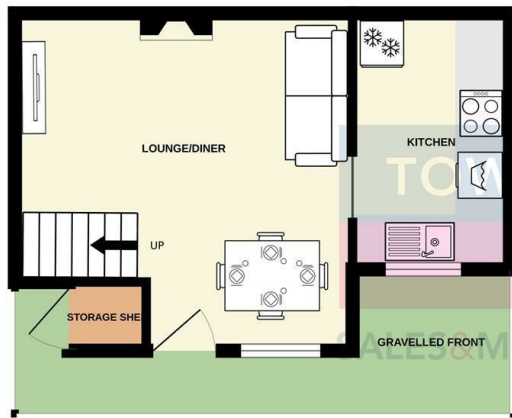




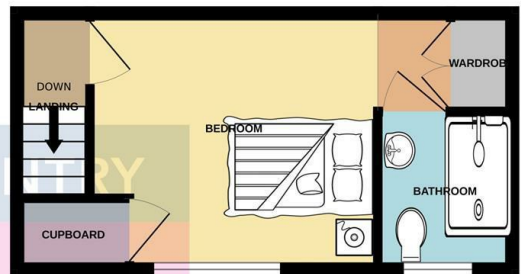




GROUND FLOOR  
257 sq.ft. (23.9 sq.m.) approx.



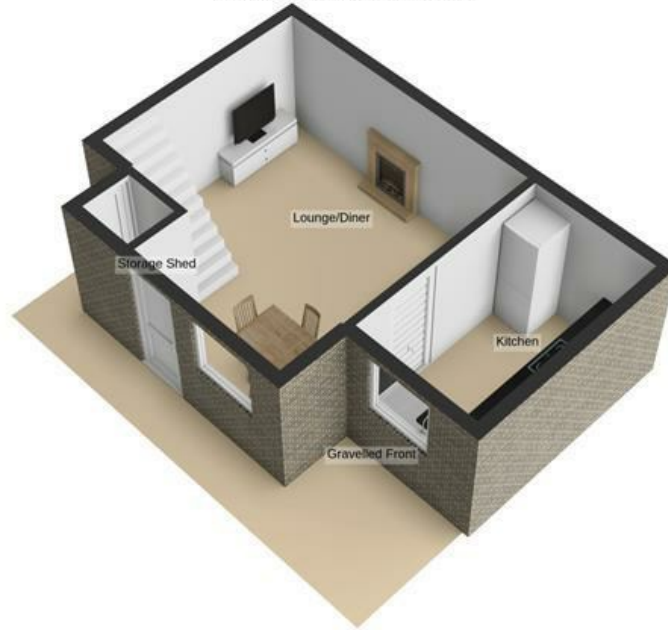
1ST FLOOR  
218 sq.ft. (20.3 sq.m.) approx.



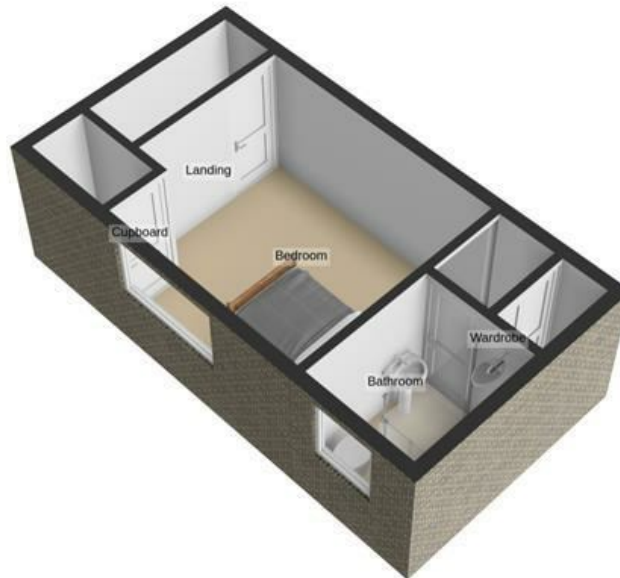
TOTAL FLOOR AREA : 475 sq.ft. (44.1 sq.m.) approx.

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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1st floor  
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