



10 Innox Mill Close

Trowbridge BA14 9BA

A fantastic opportunity to purchase an ideal first time or investment property situated in a cul de sac position on the Bradford on Avon side of town, conveniently situated close to the local shop, railway station, park, town centre, and well regarded Walwayne Primary school. Accommodation comprises entrance hall, kitchen, lounge/diner, conservatory, two double bedrooms and modern bathroom. Benefits include UPVC double glazing, gas central heating, garden with private outlook over the River Biss and fields; and allocated off road parking. No onward chain.

Guide Price £210,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed door to the front. Radiator. Stairs to the first floor with recess under. Wood effect flooring. Fuse box.

Kitchen

8'8 x 7'7 (2.64m x 2.31m)

UPVC double glazed window to the front. Range of 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. Gas cooker point. Plumbing for washing machine. Space for fridge/freezer. Tiled effect vinyl flooring.

Lounge/Diner

13'7 x 13'3 (4.14m x 4.04m)

Radiator. Feature electric fire. Wood effect flooring. Sliding patio doors to the:

Conservatory

11'7 x 6'9 (3.53m x 2.06m)

UPVC double glazed construction with French doors to the rear. Tiled effect vinyl flooring.

FIRST FLOOR

Landing

Doors off and into:

Bedroom One

10'1 x 10'1 (3.07m x 3.07m)

UPVC double glazed window to the front. Radiator. Built-in airing cupboard housing boiler.

Bedroom Two

11'6 x 8'1 (3.51m x 2.46m)

UPVC double glazed window to the rear. Radiator.

Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Refitted modern white suite with part tiled surrounds comprising panelled bath with rainfall shower over and additional shower attachment, wash hand basin with drawers under and dual flush w/c. Tiled flooring.

EXTERNALLY

To The Front

Path to the front door with storm porch over. Areas laid to artificial lawn.

To The Rear

Enclosed low maintenance garden with private aspect backing onto the River Biss; comprising decked area to the

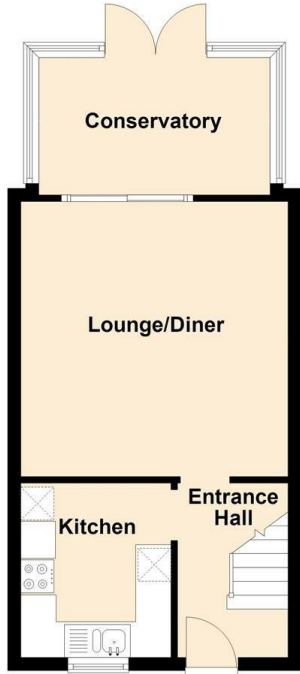
immediate rear, area laid to artificial lawn, paved patio area and mixed border with a variety of plants and shrubs. All enclosed by fencing and walling.

Allocated Parking Space

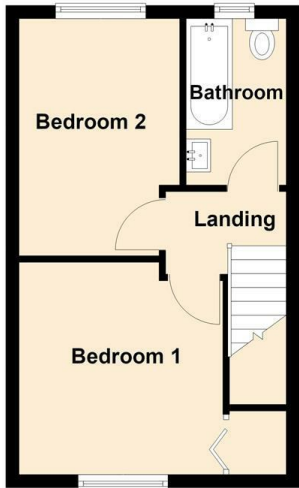


Tenure **Freehold**
Council Tax Band **B**
EPC Rating **C**

Ground Floor
Approx. 35.7 sq. metres (384.1 sq. feet)



First Floor
Approx. 28.0 sq. metres (301.6 sq. feet)



Total area: approx. 63.7 sq. metres (685.8 sq. feet)



KINGSTONS

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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.

