



St. James Gardens, Trowbridge, BA14
Trowbridge

£192,000

A FREEHOLD Two Bedroom Coach House with a garage situated in the town centre and within easy access to the train station. If you are looking for an investment property or if you are just looking for somewhere to move in and enjoy then this could be the one for you!

- NO CHAIN
- Coach House
- FREEHOLD
- Single Garage with Internal Access
- Open Plan Kitchen / Lounge
- Utility / Storage Room in the garage
- Gas Central Heating
- Additional Storage Cupboards
- Town Centre Location
- Within walking distance to the train station



This NO ONWARD CHAIN property is a great opportunity for your first home or if you are looking to upsize/downsize or if you are looking for an investment. Currently presented as a blank canvas and is ready for one to just move in and enjoy. Plenty of scope to personalise if you wish. Given the town centre location all amenities are on your doorstep.

The property briefly comprises of an entrance hall with internal access to the garage. The garage has lighting and has a utility area under the stairs which has power and lighting. There is enough space to fit a car in, the current vendors store a car in the garage. On the first floor there are two bedrooms both with storage cupboards over the top of the stairs. The Bathroom with bath and overhead shower. On the landing there are three cupboards, two of which are storage cupboards and one airing cupboard where the boiler is. Topped by an impressive open plan kitchen, lounge and diner.

The dishwasher, fridge freezer and washing machine will be included in the sale of the property.

There is an estate charge payable to GreenSquare of £214.56 PA

Trowbridge is the county town of Wiltshire. Boasting of an Odeon cinema complex with eateries like Nando's and Frankie & Benny's. The town centre is mixed with independent shops and chains. In the shopping centre there are micro shops which have just opened up helping small businesses to have a place on the high street. There is investment in to the high street with more local shops being renovated for opening. Castle Place shopping centre has also just been sold with fresh plans to re-generate the town. The train station is direct to Bath & Bristol, and out towards Westbury & London. The A350 is one of the major commuter roads in the area in case you have a need to commute.

When you are calling to enquire about this property, please use reference: JF0657

Agents note: It is the buyers responsibility to check all information is correct, all goods and services are in working order before committing to purchase as our details are worked in conjunction with our vendors and we aim to ensure they are correct, however their accuracy is not a guarantee and the information given does not form part of a contract and are not to be relied upon as statements of fact but as a guide only particularly pertaining to details of a leasehold or



Council Tax Band: B

Tenure: Freehold

Property Type: Coach House

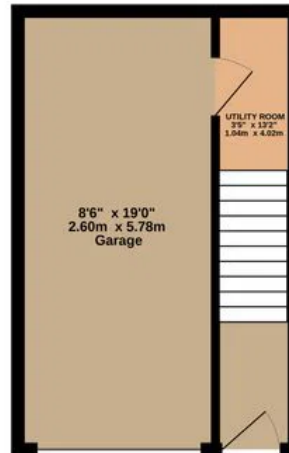
Bedrooms: 2

Bathrooms: 1

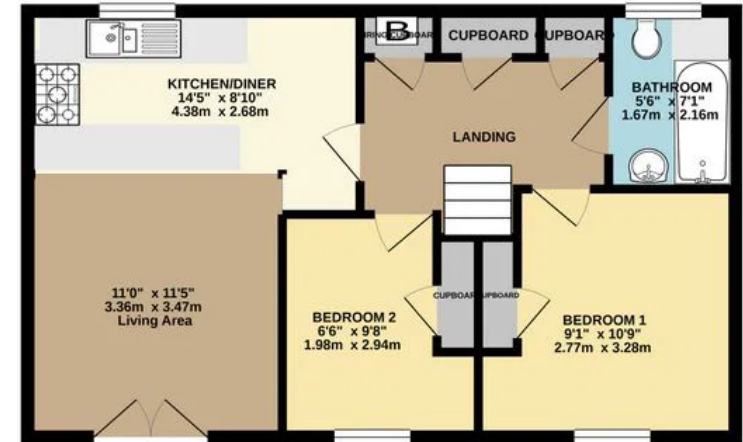
Receptions: 1

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

GROUND FLOOR
227 sq. ft. (21.1 sq. m.) approx.



1ST FLOOR
565 sq. ft. (52.5 sq. m.) approx.



TOTAL FLOOR AREA : 792 sq. ft. (73.6 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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