3 Canal Court Canal Road

Trowbridge BA14 8QH

A fantastic opportunity to purchase a self contained, ground floor flat in a small development, situated close to recreation park, supermarket and primary school; and within approximately one mile of the town centre, park, cinema/restaurant complex & railway station. Freshly decorated accommodation comprises hallway, living room, upgraded kitchen, two bedrooms and bathroom. Benefits include new flooring, UPVC double glazing, gas fired heating, allocated parking space, low management charges and offered for sale with no onward chain. Ideal investment or first time buy.

Offers Over £130,000

ACCOMMODATION

All measurements are approximate

Hallway

UPVC double glazed door to the front. Mat-well. Heater. Doors off and into:

Living room

12'6 x 9'9 (3.81m x 2.97m)
UPVC double glazed window to the rear. Gas fired heater. Television point. Storage cupboard and airing cupboard housing hot water tank.

Upgraded Kitchen

8'6 x 5'10 (2.59m x 1.78m)
Range of wall, base and drawer units with rolled top work surfaces and tiled splash-backs. Stainless steel sink drainer unit. Cooker with extractor over. Space for fridge/freezer. Alcove with shelving and plumbing for washing machine. Vinyl flooring.

Bedroom One

13'6 x 9'0 (4.11m x 2.74m)
UPVC double glazed window to the front. Fuse box.

Bedroom Two

9'0 x 7'2 (2.74m x 2.18m)
UPVC double glazed window to the rear. Gas fired heater.

Bathroom
Chrome heated towel rail. Three piece white suite with part aqua-board surrounds comprising panelled bath with electric shower over, pedestal wash hand basin and w/c. Vinyl flooring.

EXTERNALLY

Allocated Parking Space

2 x Visitor Parking Spaces

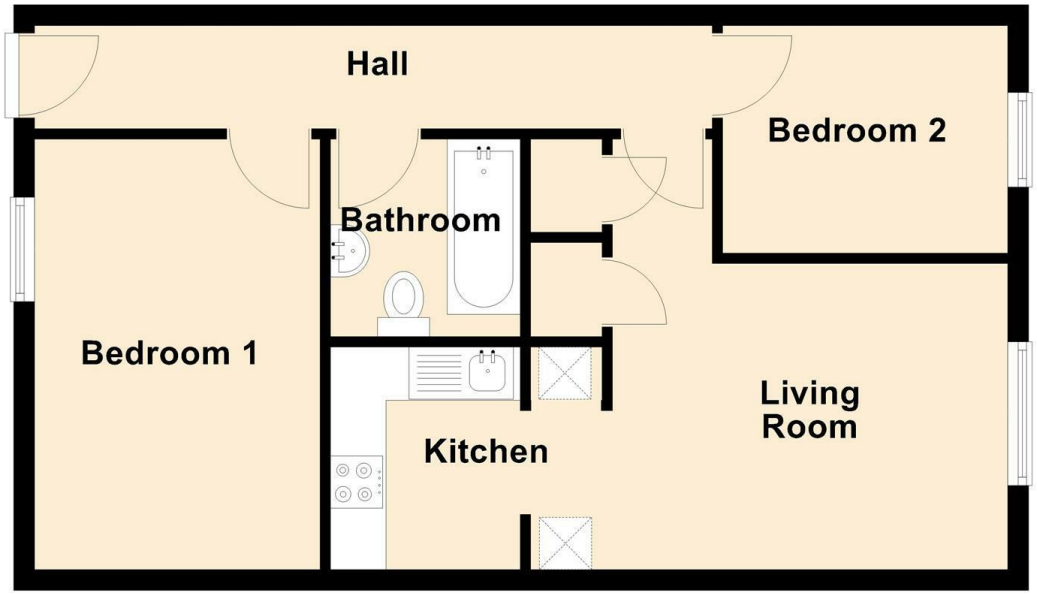
LEASEHOLD:
999 years from 16.06.1995

CHARGES:
£40pcm payable to Canal Court Management Company

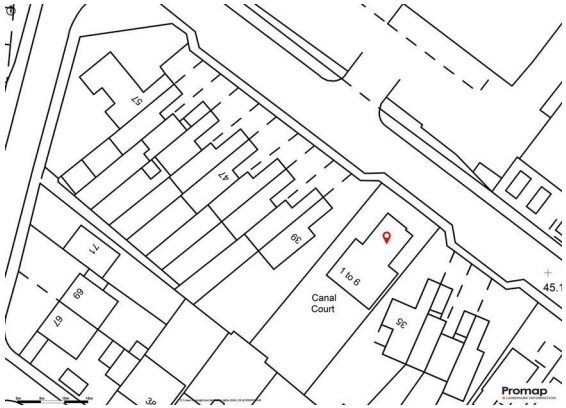
Tenure **Leasehold**
Council Tax Band **A**
EPC Rating **D**

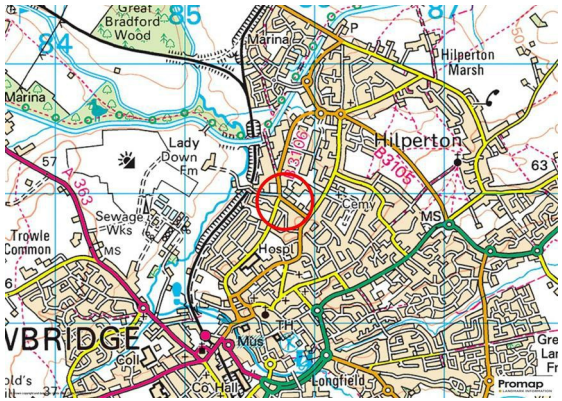
Ground Floor

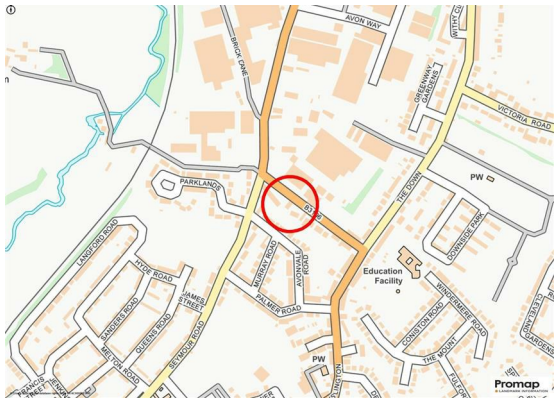
Approx. 48.6 sq. metres (523.2 sq. feet)



Total area: approx. 48.6 sq. metres (523.2 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.