



Connells

Bradley Road  
Trowbridge





### Auctioneer's Comments

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The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be

advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Property Description

Mid Terrace Traditional Style Property in Trowbridge. The property offers good access to schools, college, town centre & railway station as well and being a regular bus route to Bath, Westbury & Warminster.

Accommodation comprises Entrance Hall, Lounge / Dining Room, Kitchen, Utility Room, Three Bedrooms & Family Bathroom. Outside there is a Gravelled Area to the Front whilst to the Rear, there is an Enclosed Low Maintenance Garden.

Viewing recommended

### Entrance Hall

Door to front aspect. Stairs to first floor. Door to Dining Room. Radiator.

### Dining Room

14' 3" max x 12' 2" max ( 4.34m max x 3.71m max )

Door to rear, opening to courtyard. Door to Kitchen. Radiator. Arch to Lounge.

Cont'd....

Lounge

11' 2" x 10' ( 3.40m x 3.05m )  
Bay window to front aspect. Radiator. Fire place.

Kitchen

16' x 8' ( 4.88m x 2.44m )  
Two windows to side aspect. Modern style kitchen comprising wall, base & drawer units with work surfaces over & matching upstands. Inset sink and drainer unit. Space for appliances. Built in oven and inset hob with cooker hood over. Built in cupboard. Door to Utility Room.

Utility Room

8' 4" x 6' 2" ( 2.54m x 1.88m )  
Windows to both side & rear aspects. Door to rear garden. Cupboard. Space for appliances.

First Floor Landing

Stairs rising from Entrance Hall. Doors to Bedrooms & Bathroom.

Bedroom One

12' 6" x 11' 8" ( 3.81m x 3.56m )  
Window to rear aspect. Fire place. Radiator.

Bedroom Two

12' x 11' 8" ( 3.66m x 3.56m )  
Window to front aspect. Radiator. Fire place.

Bedroom Three

9' x 6' 4" ( 2.74m x 1.93m )  
Window to front aspect. Radiator.

Bathroom

Obscure window to rear. Suite comprising panel enclosed bath, wash hand basin & low level wc. Built in cupboard. Splashback tiling. Radiator.

Front Garden

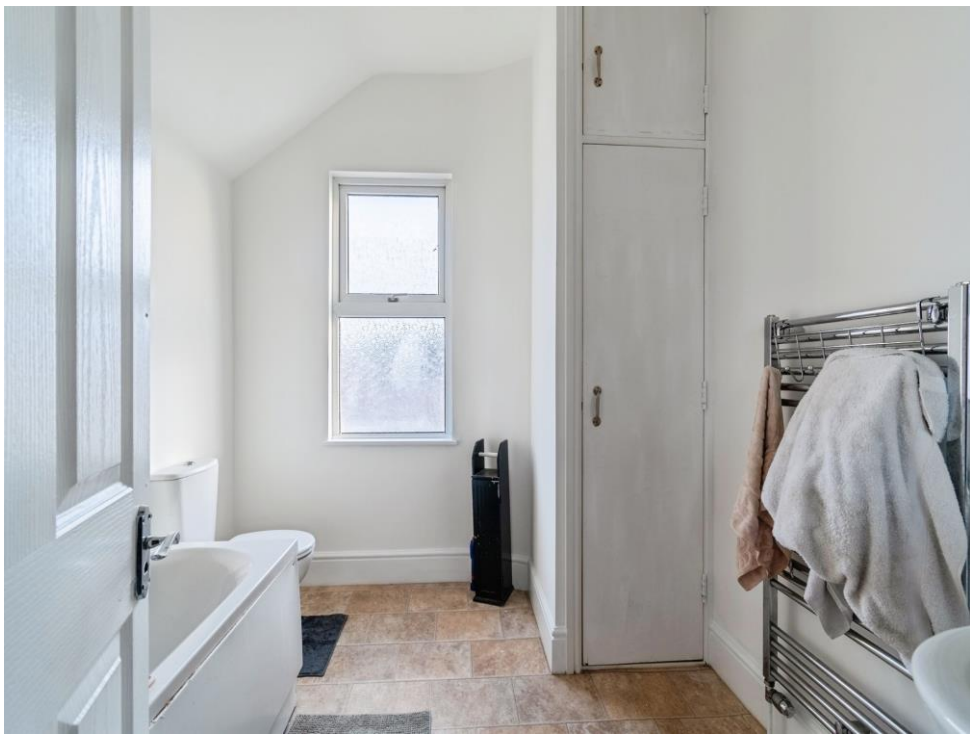
Laid to gravel with path to front door.

Rear Garden

Enclosed by fencing. Laid to patio, decking & gravel. Gated access from shared side passage.



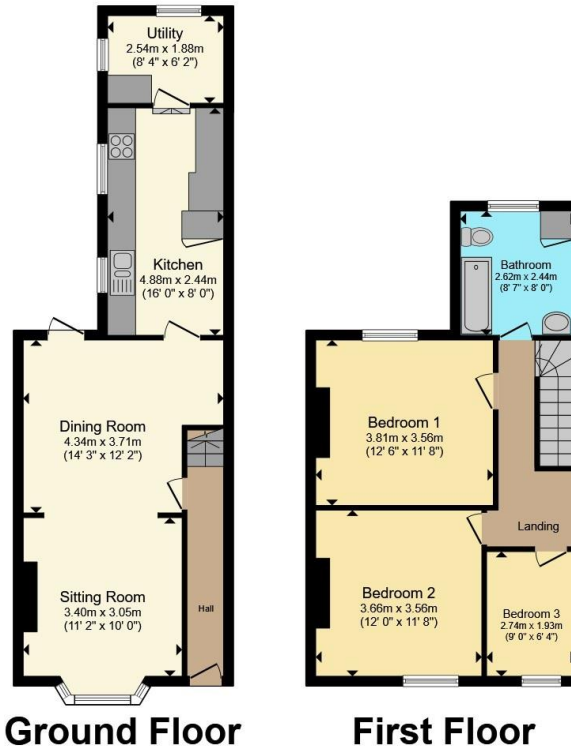












Total floor area 96.0 m<sup>2</sup> (1,033 sq.ft.) approx

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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01225 754391**  
**E [trowbridge@connells.co.uk](mailto:trowbridge@connells.co.uk)**

11 Fore Street  
 TROWBRIDGE BA14 8HA

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/TWB307750](http://connells.co.uk/Property/TWB307750)**



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.

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