



Connells

Surrey Place  
TROWBRIDGE



## Property Description

Situated in a well-established and popular residential area of Trowbridge, conveniently positioned within easy reach of the town centre and local amenities, this charming mid-terrace weavers cottage offers deceptively spacious accommodation and a wealth of character.

The property provides generous reception space on the ground floor, creating a flexible layout ideal for both everyday family living and entertaining. The accommodation comprises a welcoming sitting room / dining room, with ample space for furnishings and dining furniture giving access to the enclosed rear garden. The kitchen serves the front of the property, while a ground floor bathroom completes the accommodation on this level.

To the first floor are two well-proportioned bedrooms, both enjoying pleasant natural light and offering comfortable living space.

Externally, the property benefits from a good-sized, enclosed rear garden, providing a private outdoor retreat with plenty of space for seating, entertaining, gardening or family use.

Representing an excellent opportunity for first-time buyers, investors or those seeking a character home close to the heart of Trowbridge, an internal viewing is highly recommended.

## Entrance

Door to front. Small courtyard to the front.

## Entrance Hall

Door to Bathroom. Door to Kitchen.

## Bathroom

Obscure window to side aspect. Suite comprising bath, pedestal wash hand basin & low level wc. Partly tiled walls.

## Kitchen

Window into hallway. Comprising wall & base units with work surfaces over. Inset sink and drainer. Space for appliances. Step to Lounge / Dining Room.

## Lounge / Dining Room

Stairs up to first floor landing. Generous room with door and window to rear, opening to garden. Fire place. Radiator.

## Rear Porch

Window & door to garden.

## First Floor Landing

Stairs from ground floor. Doors to Bedrooms.

## Bedroom One

Window to rear, overlooking garden.

## Bedroom Two

Window to rear aspect.

## Courtyard

Access from walkway along Surrey Place. Letter box. Outside light.

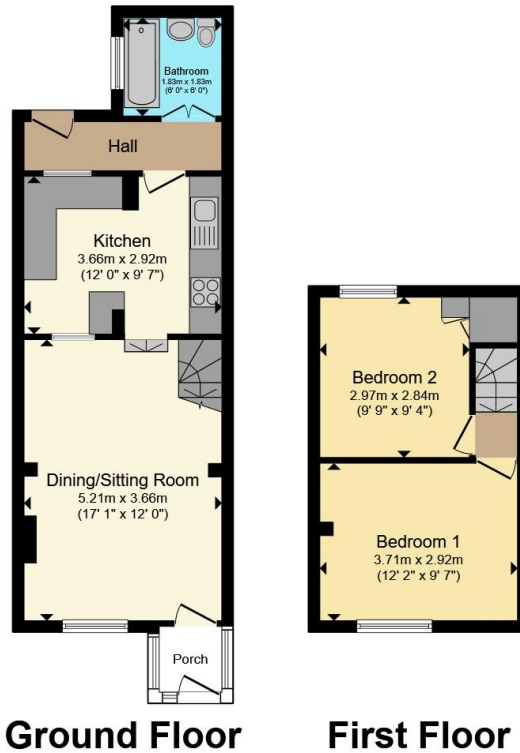
## Rear Garden

Enclosed by fencing and laid to lawn. Path to one side. Garden shed.

## Agents Note

Please note lead photo shows rear of property.





**Ground Floor**

**First Floor**

Total floor area 59.3 m<sup>2</sup> (638 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

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EPC Rating: D Council Tax Band: B

**view this property online [connells.co.uk/Property/TWB308065](http://connells.co.uk/Property/TWB308065)**

Tenure: Freehold



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