



## 29 Magnolia Rise

Trowbridge BA14 7SJ

A well presented and updated two double bedroom, modern terrace house situated in a cul-de-sac location, on the West Ashton side of town close to the riverside walks, open countryside, primary schools, shop, town centre and restaurant/cinema complex. The modern well maintained interior boasts neutral tones, entrance hall, refitted kitchen, lounge/dining room with patio doors onto garden, newly refitted bathroom, UPVC double glazing and gas central heating system. External features boasts driveway for up to two cars, EV charging point and enclosed low maintenance garden with private south east facing aspect. Ideal first time buy or investment - early viewing is highly recommended

**Guide Price £230,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured double glazed, composite panelled door to the front. Coir matwell. Radiator. Smoke alarm. Telephone point. Stairs to the first floor with storage recess under. Thermostat. Doors off and into:

### Refitted Kitchen

9'10" x 7'7" max (2.99 x 2.32 max)  
UPVC double glazed window to the front. Range of modern shaker style, wall, base, drawer and larder units with tiled splash-backs and wood effect work surfaces. Ceramic single sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor over. Plumbing for washing machine. Space for fridge/freezer. Wood effect flooring. Enclosed gas central heating boiler and modern fuse box.

### Lounge/Dining Room

14'3" x 11'11" (4.35 x 3.62)  
UPVC double glazed sliding patio doors to the rear. Radiator. Television point.

## FIRST FLOOR

### Landing

Balustrade. Access to part boarded loft space. Smoke alarm. Doors off and into:

### **Bedroom One**

11'11" x 9'1" (3.62 x 2.78)

UPVC double glazed window to the rear. Radiator. Television point.

### **Bedroom Two**

11'11" x 8'6" max (3.62 x 2.58 max)

UPVC double glazed window to the front. Radiator. Airing cupboard housing hot water tank and shelving.

### **Newly Refitted Bathroom**

Chrome towel radiator. Three piece white suite with rainfall shower over, additional shower attachment and glass screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Illuminated mirrored medicine cabinet. Extractor fan. Tiled flooring.

### **EXTERNALLY**

#### **To The Front**

Storm porch over front door. Gravel border. Gas and electric meters. Double driveway providing off road parking. EV charging point.

#### **To The Rear**

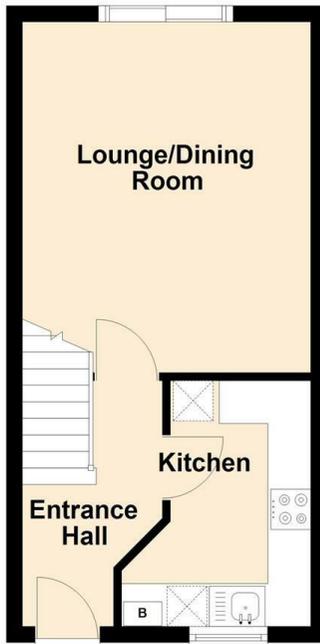
Good sized, south-east facing garden with private aspect comprising paved patio area to the immediate rear, area laid to lawn and gravel borders. Garden shed. All enclosed by fencing with gated rear pedestrian access.



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

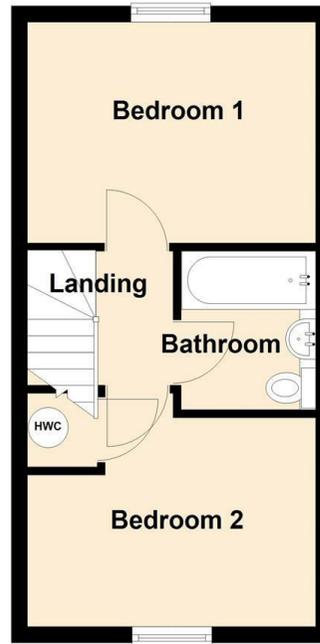
### Ground Floor

Approx. 27.2 sq. metres (292.6 sq. feet)



### First Floor

Approx. 27.2 sq. metres (292.6 sq. feet)



Total area: approx. 54.4 sq. metres (585.2 sq. feet)



  
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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.