

Connells

Stuart Close
Trowbridge

Stuart Close
Trowbridge BA14 7NF

for sale
£215,000







Property Description

A well-presented two-bedroom home offering well-proportioned accommodation arranged over two floors, ideally suited to first-time buyers, couples or those looking for a manageable home.

The property is entered via a welcoming entrance hall, providing access to the principal living accommodation, ground floor cloakroom and stairs rising to the first floor.

The sitting room is a generous reception space measuring approximately 4.46m x 3.06m, providing plenty of room for comfortable seating and furniture. From here, the accommodation leads through to the kitchen/dining room, which is fitted with a range of wall and base units and offers a practical space for both cooking and dining. A door provides access to the outside.

To the first floor are two bedrooms, with the principal bedroom measuring approximately 4.11m x 2.75m and offering ample space for a double bed and additional furniture. Bedroom two measures approximately 3.16m x 2.12m and would make an ideal second bedroom, nursery or home office.

Completing the accommodation is the family bathroom, fitted with a three-piece suite.

Overall, this is a practical and well-proportioned two-bedroom home offering comfortable living accommodation across two floors, with excellent potential to suit a variety of buyers.

Entrance Hall

Welcoming entrance hall with doors leading to the principal ground floor rooms, cloakroom and stairs rising to the first floor.

Cloakroom

Convenient ground floor cloakroom, with WC and wash hand basin. Ideal for everyday use and guests.

Sitting Room

A generous reception room offering plenty of space for a range of furniture and seating arrangements. A pleasant central living space with plenty of natural light, perfect for relaxing and entertaining.

Kitchen/Dining Room

A practical kitchen/dining room fitted with a range of wall and base units with work surfaces over. There is space for dining furniture, making this a versatile room for both everyday family life and entertaining. French doors provides access to outside.

First Floor Landing

Central landing with doors leading to both bedrooms and the family bathroom.

Bedroom One

A well-proportioned principal bedroom offering ample space for a double bed,

wardrobes and additional bedroom furniture.

Bedroom Two

A versatile second bedroom which would comfortably suit a single bedroom, nursery, dressing room or home office.

Family Bathroom

Fitted with a three-piece suite comprising bath with shower over, wash hand basin and WC, with tiled surrounds.

Rear Garden

The generous rear garden is predominantly laid to lawn and enclosed by timber fencing, providing an excellent level of privacy and a wonderful setting for family life and outdoor entertaining.

Front Garden

Parking to the front of the property.

Agent's Note:

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

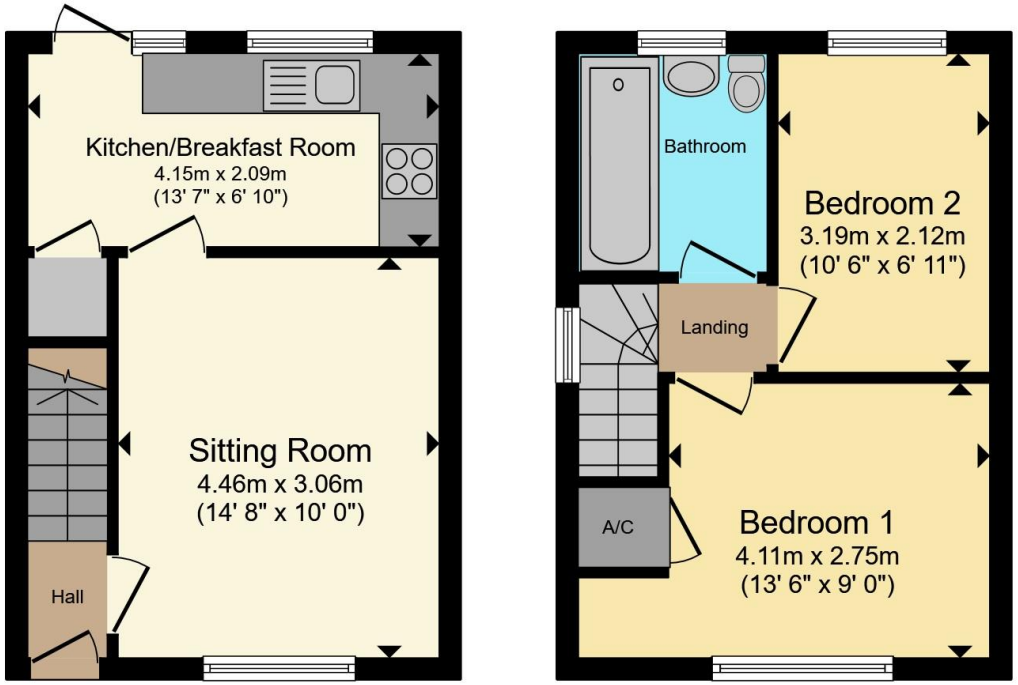












Ground Floor **First Floor**

Total floor area 49.6 m² (534 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

Connells

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11 Fore Street
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EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/TWB308153

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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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