



Wrights
01225 755553

Church Walk, Trowbridge, Wiltshire, BA14 8DX

£155,000

This exceptionally spacious two double bedroom first and second floor maisonette is situated in the heart of Trowbridge town centre, offering lovely views over St James Church to the front.

Features include a large lounge/diner, modern kitchen with white goods, shower room, two double bedrooms and an en-suite bathroom, gas central heating and PVCu double glazing.

Sold with the benefit of no onward chain.



Exceptionally spacious two bedroom maisonette

First/second floor

Lovely views over St James Church

Large Lounge/Diner

Situation

The property is situated within the heart of Trowbridge town centre, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge.

The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.

Modern kitchen with white goods

Shower Room

Two double bedrooms

En-suite bathroom

No onward chain



The property comprises

Ground Floor

Entrance Hall

With composite front door, cupboard housing gas meter and stairs to the first floor.

Lounge/Diner 24' 9" x 24' 7" (7.54m x 7.49m) max

Exceptionally spacious dual aspect room with three radiators, exposed timber beams and PVCu double glazed windows to the front and rear.

Kitchen 7' 5" x 14' 6" (2.27m x 4.41m)

With tiled flooring, a range of eye level and base units, worktops with upstands, integrated electric oven and microwave, five ring gas hob, American style fridge/freezer, washing machine and dishwasher, gas combi boiler and two PVCu double glazed windows.

Rear Hall

With tiled flooring and linen cupboard with radiator.

Shower Room

With tiled flooring and walls, quadrant shower enclosure with mains shower room, hand basin and W.C, heated towel rail and obscured window.

Second Floor

Landing

Bedroom 1 10' 6" x 12' 6" (3.20m x 3.80m)

With built in wardrobes, radiator and PVCu double glazed window.

En-suite

With white suite comprising corner bath with shower attachment, pedestal hand basin and W.C, radiator and eaves storage.

Bedroom 2 9' 9" x 9' 5" (2.97m x 2.87m)

With built in wardrobe, radiator and PVCu double glazed window.

Tenure

The property is sold with a 999 year lease which commenced in 1989. We have been informed that no service charge or ground rent are payable.

Council tax

The property is currently in council tax band A.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Superfast available (source - Ofcom) Predicted maximum download speed - 58Mbps



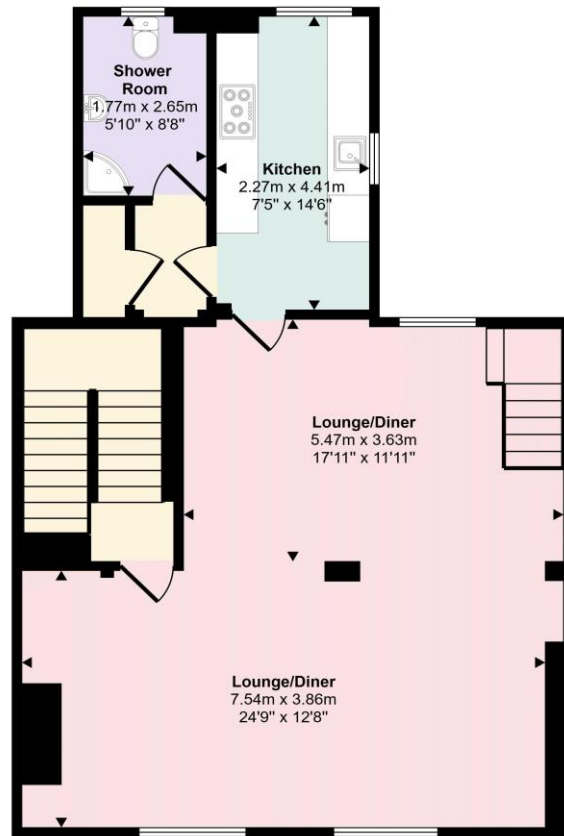


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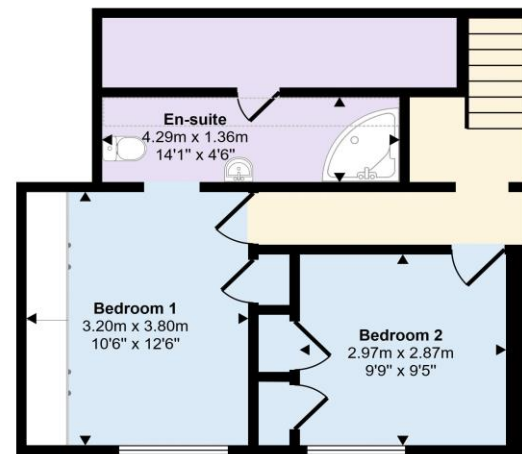
Approx Gross Internal Area
122 sq m / 1311 sq ft



First Floor
Approx 78 sq m / 840 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Second Floor
Approx 44 sq m / 471 sq ft





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Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.