

Havelock Court Trowbridge

Wrights Residential

£90,000

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This one bedroom ground floor apartment is conveniently situated within Havelock Court, just a short walk from Trowbridge town centre and the railway station. The accommodation comprises an entrance porch, lounge, fitted kitchen, double bedroom and bathroom.

The property would benefit from some updating and refurbishment, offering an excellent opportunity for buyers looking to put their own stamp on a home or investors seeking a property with potential. Further benefits include PVCu double glazing and electric heating. Offered for sale with no onward chain.

Situation
The property is situated close to many local amenities including a choice of Primary and Secondary schools and Trowbridge railway station. The town centre of Trowbridge is also within easy reach, 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.

The property comprises

Ground Floor

Entrance Hall
With wall mounted electric storage heater and airing cupboard housing hot water cylinder.

Lounge *10' 11" x 10' 7" (3.32m x 3.22m)*
With wall mounted electric storage heater and PVCu double glazed window. Open plan into Kitchen.

Kitchen *6' 1" x 8' 1" (1.85m x 2.47m)*
With a range of eye level and base units, worktops with tiled splash backs, space for cooker with extractor hood over, space for fridge and washing machine, sink/drainer unit and PVCu double glazed window.

Bedroom *12' 6" x 8' 10" (3.80m x 2.68m)*
With wall mounted electric heater and PVCu double glazed window.

Bathroom
With extractor fan and suite comprising bath with electric shower over, close coupled W.C and pedestal hand basin.

Externally
Allocated parking for one vehicle.

Tenure
We have been informed by the owner that the property is sold as freehold with no ground rent payable. The building is managed by First Port, maintenance fees to be confirmed.

Council tax
The property is currently in council tax band A.

EPC rating
The EPC rating is D (67), with a potential for C (80).

Services
Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

Broadband
Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1800Mbps

Mobile phone coverage
Outdoor coverage is likely - source Ofcom.









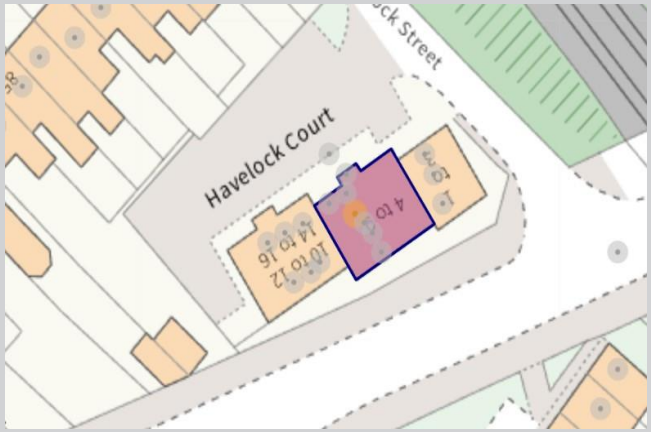
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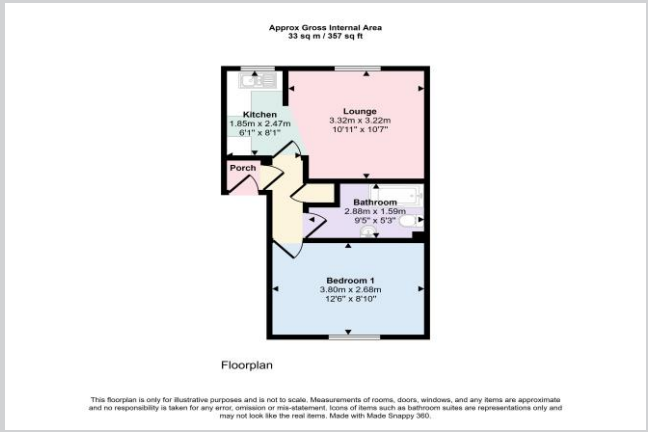
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While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so 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.