



Connells

Eastbourne Road
Trowbridge



Property Description

A fantastic opportunity to acquire this spacious period home on the ever-popular Eastbourne Road in Trowbridge, offering excellent potential for full renovation and modernisation. Ideally situated within close proximity to local primary schools, amenities and within walking distance of the town centre, this property presents an exciting project for investors, developers or buyers looking to create a bespoke family home.

Upon entering the property, you are welcomed into a long entrance corridor. To the right is a generously sized lounge featuring a fireplace. Straight ahead are the stairs rising to the first floor. Further along the ground floor is a separate dining room, also benefiting from a fireplace, which leads through to the kitchen. The kitchen offers a useful larder and access to a utility area with a downstairs WC. From the utility room there is direct access to the rear garden.

Externally, the property enjoys a small enclosed rear garden laid to patio and lawn. A shed is present which requires removal and contains an asbestos roof. The property also benefits from parking and a garage.

To the first floor are two bedrooms and a family bathroom. A further third bedroom is located on the second floor, providing flexible accommodation.

The property is in need of complete renovation throughout but offers excellent scope to restore and add value, with generous room sizes and a traditional layout.

Early viewing is recommended to appreciate the potential

Agents Note

This property is being sold on behalf of a corporate client. It is marketed subject to remaining on the market until contracts have exchanged.

As part of a deceaseds' estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Please also not that any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.

Agents Note

As with a large portion of property throughout the UK, this property is not registered with the Land Registry. Please take instructions from your solicitor should you wish to proceed.





To view this property please contact Connells on

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11 Fore Street
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EPC Rating: D Council Tax
Band: C

view this property online [connells.co.uk/Property/TWB307659](https://www.connells.co.uk/Property/TWB307659)

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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