



Connells

Melton Road
TROWBRIDGE



Property Description

Located on a well established residential area, close to Town Centre & Trowbridge Railway, is this Modern Style Maisonette. Arranged over Two Floors, accommodation comprises Open Plan Lounge & Kitchen, Dining Room / Bedroom & Bathroom to the First Floor whilst to the Second Floor, there is a Good Size Bedroom. The property is also within walking distance of the Town Centre, Shops, Amenities & Trowbridge Health Centre.....

Entrance

Door to front aspect. Stairs rising to first floor.

Entrance Hall

Stairs rising from Ground Floor. Doors to Lounge / Kitchen, Dining Room / Bedroom, Bathroom & Inner Hall.

Open Plan Lounge & Kitchen

Spacious light and airy room with double glazed windows to both side and rear aspects. Radiator. TV & telephone points. Open access to Kitchen.

Kitchen Area

With door back to Entrance Hall. Double glazed window. Modern fitted kitchen comprising a range of wall and base units with work surfaces over and part tiled walls. Inset stainless steel sink and drainer. Built in oven and inset hob with stainless steel canopy over. Space for appliances. Wall mounted gas fired boiler serving heating and hot water system. Space for table and chairs. Radiator.

Bedroom Two / Dining Room

Windows to both front and side aspects. Radiator. TV & telephone points. Ideal space for home office / study area.

Bathroom

Three piece suite comprising panel enclosed bath with mixer / shower taps, wash hand basin and low level wc. Shaver point with light. Stainless steel heated towel rail. Part tiled walls. Obscure window,

Inner Hall

Space saver stairs to master bedroom.

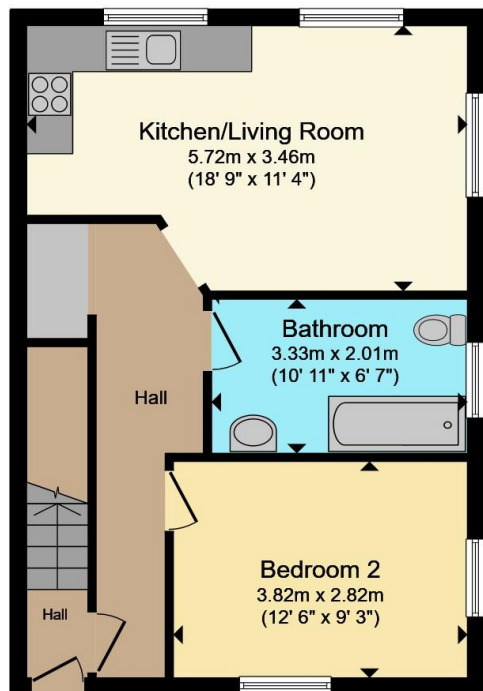
Bedroom

Velux style windows. Radiator. TV & telephone points. Part eaved ceiling with restricted head height.

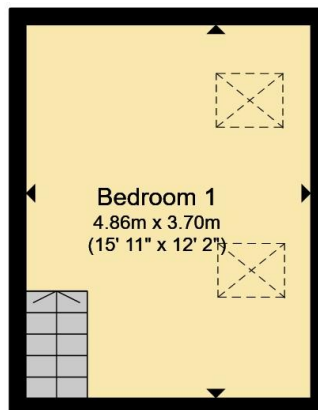
Parking

The property benefits from a parking space.





Ground Floor



First Floor

Total floor area 66.6 m² (717 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



To view this property please contact Connells on

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11 Fore Street
TROWBRIDGE BA14 8HA

EPC Rating: C

Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TWB307830

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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