



Connells

Francis Street  
Trowbridge



### Property Description

Mid Terrace Property on the outer edge of a residential area not far from the Town Centre, offering convenient access to Shops, Bars, Eateries, Health Centre & Trowbridge Train Station.

Accommodation comprises Entrance Hall, Lounge, Kitchen / Diner, Laundry Room & Cloakroom whilst to the first floor, there are Three Bedrooms & Shower Room.

Outside there are Enclosed Gardens to the Front & Rear.

### Entrance Porch

Door to front aspect. Door to Entrance Hall.

### Entrance Hall

Stairs to first floor. Door to Lounge.

### Lounge

Window to front aspect. Open access to Kitchen / Diner.

### Kitchen / Diner

Window to rear aspect. Comprising a range of wall & base units with work surface over & splashback tiling. Inset sink and drainer unit. Space for slot in freestanding cooker. Space for further appliances. Area for table & chairs. Door to Rear Lobby.

### Rear Lobby

Door to Cloakroom. Door to Utility / Storage Room. Door to Garden.

### Cloakroom

Suite comprising low level wc & wash hand basin. Splashback tiling.

### Utility Room

### Landing

With stairs from Entrance Hall. Doors to Bedrooms & Bathroom. Storage cupboard

### Bedroom One

Window to front aspect. Storage heater.

### Bedroom Two

Window to rear aspect, overlooking garden. Storage heater.

### Bedroom Three

Window to front aspect. Storage heater.

Cont'd...

## Shower Room

Obscure window to rear. Suite comprising walk in shower enclosure with screens & shower curtain, pedestal wash hand basin and low level wc. Partly tiled.

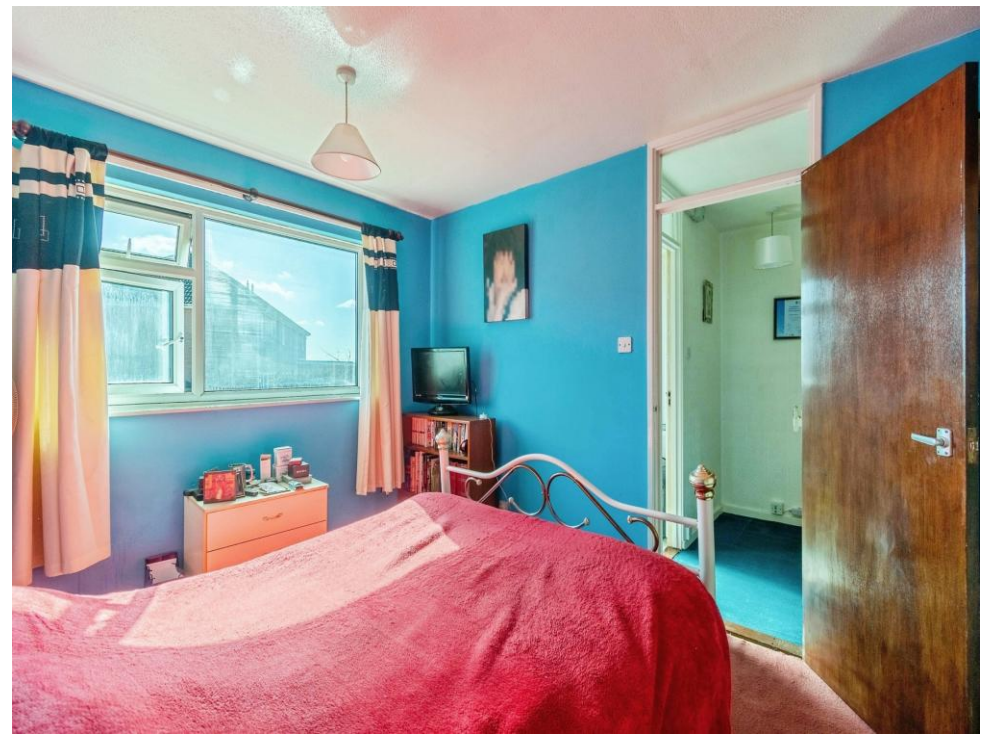
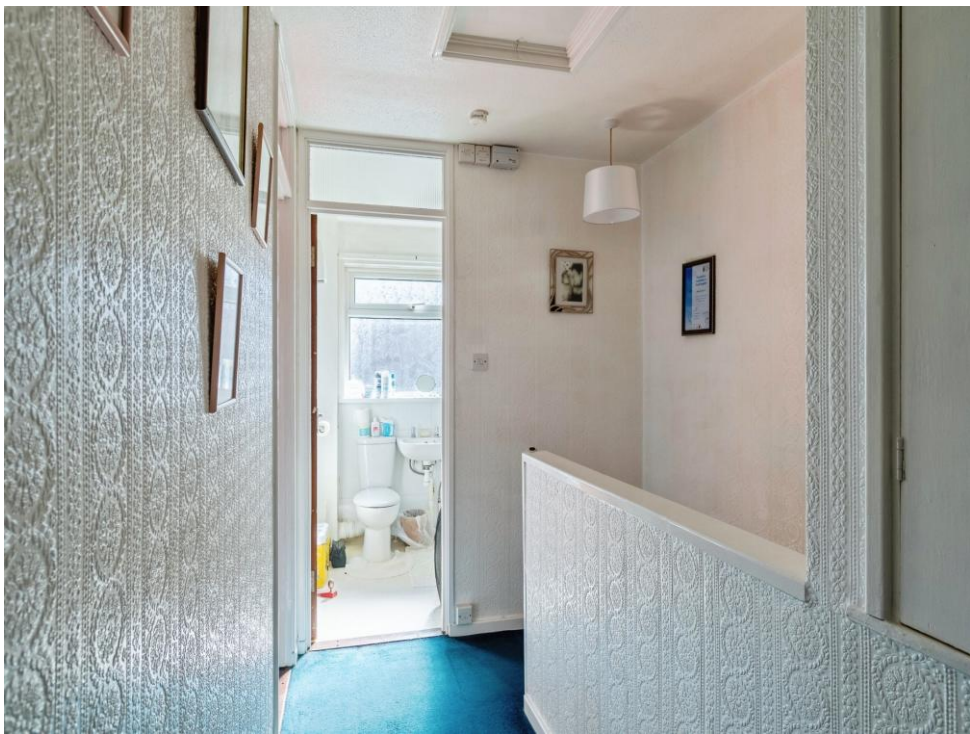
## Front Garden

Wall & fencing to boundary. Gate. Path to front door.

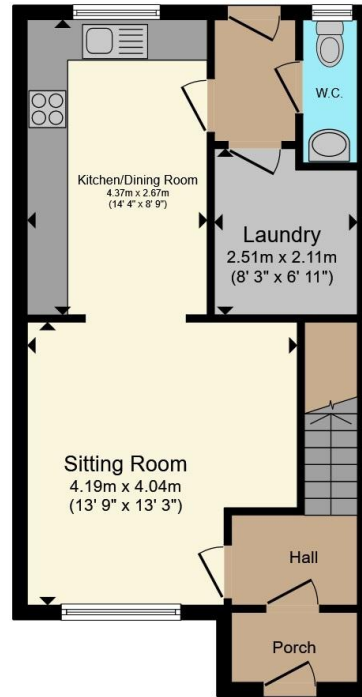
## Rear Garden

Two tiered garden with paved patio and remainder laid to lawn. Path up to gated access at the rear.

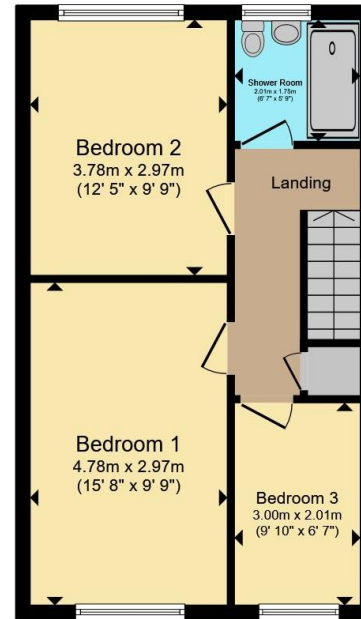








**Ground Floor**



**First Floor**

Total floor area 86.8 m<sup>2</sup> (934 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](http://www.propertybox.io)



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

Tenure: Freehold

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