

**TOWN & COUNTRY**  
ESTATES



**Rutland Crescent, Trowbridge, Wiltshire BA14 0NX**

**£240,000**

## LOCATION

The property is conveniently located within walking distance to the town centre, schools, doctors, train station and the cinema and restaurant complex.

## DESCRIPTION

This three-bedroom home is situated in a convenient area close to the town centre, shops and Schools. The property comprises of two reception rooms, a kitchen and garden room on the ground floor. The first floor offers three bedrooms and a bathroom. Externally, there is a paved front garden and driveway leading to the garage, as well as a large rear garden.

## ENTRANCE PORCH

You enter the property through a upvc double glazed entrance door. There are upvc double glazed windows to the front and side and tiled flooring.

## ENTRANCE HALL

In the entrance hall you will find doors to both reception rooms and the kitchen, there are stairs to the first floor landing, under stairs storage and a radiator.

## RECEPTION ROOM ONE

Upvc double glazed window to the front and an electric feature fireplace.

## RECEPTION ROOM TWO

Storage in alcoves, electric fire place, door to the garden room and two radiators.

## GARDEN ROOM

Single glazed windows to all aspects and a door to the rear garden.

## KITCHEN

Matching base and wall units with rolled top worksurfaces, plastic 2 1/2 bowl sink with chrome taps, UPVC double glazed obscure window to the side, washing machine, space for fridge freezer, a radiator and a UPVC double glazed door to the garden.

## FIRST FLOOR LANDING

Upvc double glazed window to the side and doors to all three bedrooms and the bathroom and access to the loft.

## BEDROOM ONE

Upvc bay window to the front, a radiator and integrated storage.

## BEDROOM TWO

Upvc double glazed window to the rear and integrated storage.

## BEDROOM THREE

Upvc double glazed window to the front.

## BATHROOM

Upvc double glazed obscure window to the rear, low level w.c, walk in double shower, foldable shower screen and a radiator.



## EXTERIOR

### GARDEN

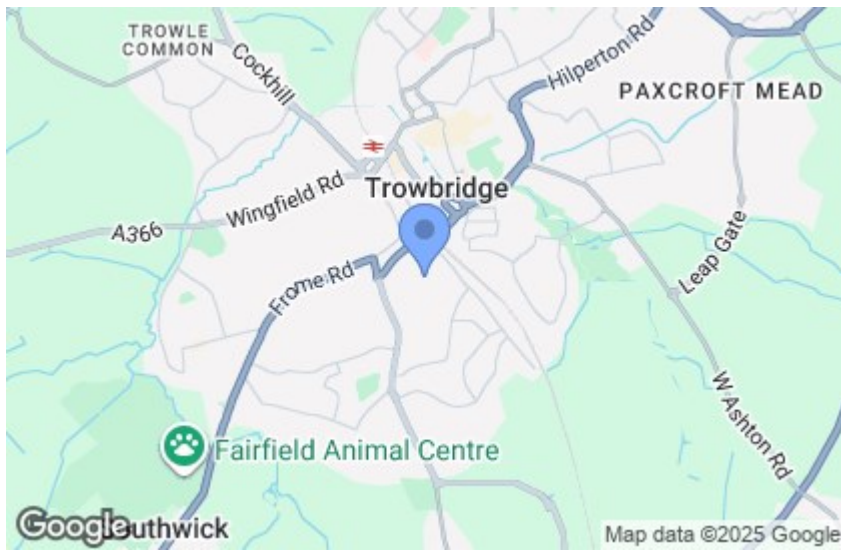
Enclosed by fencing, the rear garden benefits from a large stoned area, various shrubbery, a greenhouse and a pavement throughout

### GARAGE

With white wooden double doors and large driveway to the front.

### ADDITIONAL INFORMATION

Council Tax Band - C

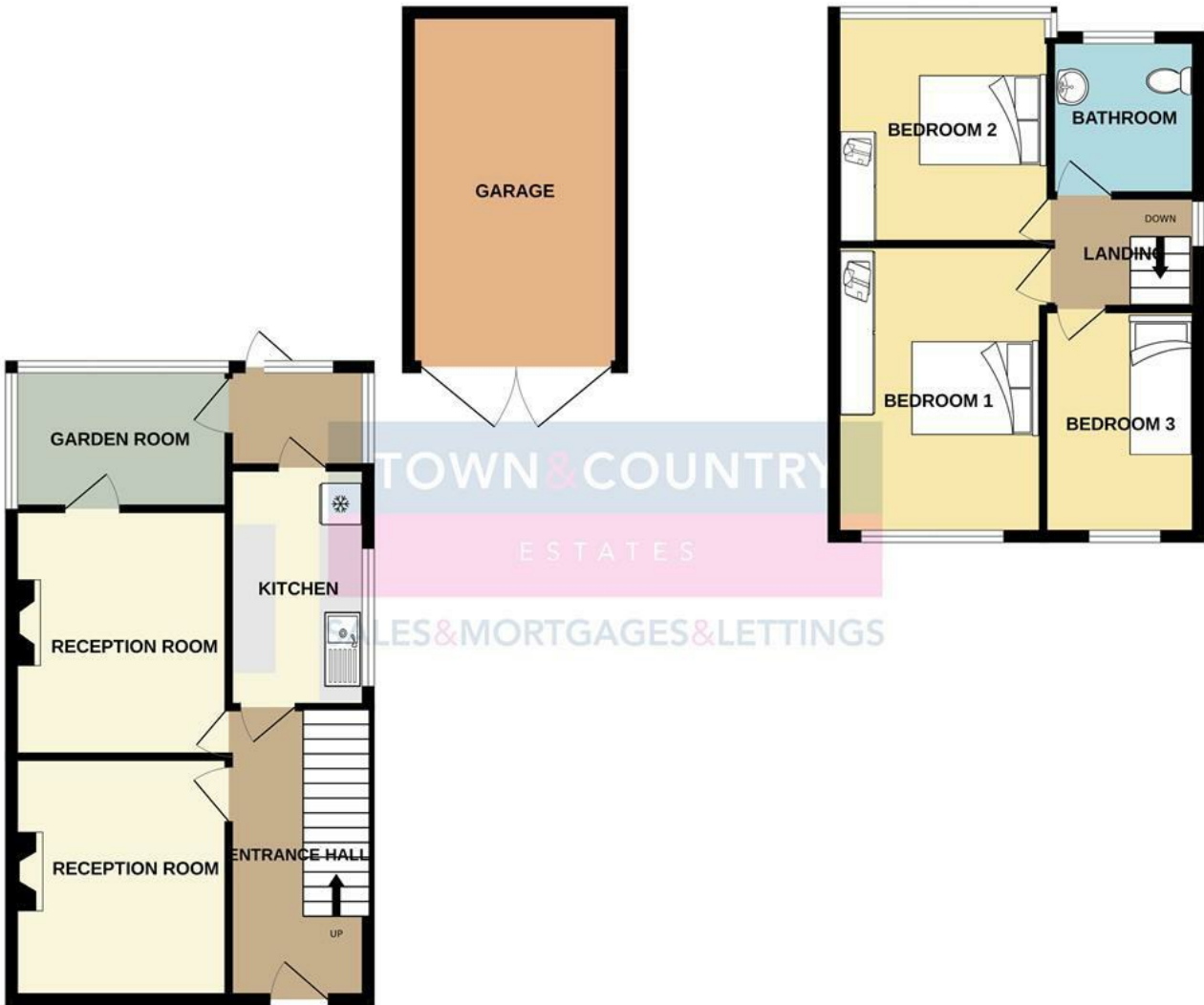






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

GROUND FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
Made with Metropix © 2024

# SALES & MORTGAGES & LETTINGS

## TOWN & COUNTRY MORTGAGES

### FEE FREE Mortgage Services

- RE-MORTGAGES
- FIRST TIME BUYER
- HOME MOVER
- BUY TO LET



YOUR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT  
KEEP UP REPAYMENTS ON YOUR MORTGAGE

OFFICE, HOME AND TELEPHONE  
APPOINTMENTS AVAILABLE

CONTACT US ON:  
01225 776699

BOOK ONLINE:  
[www.townandcountrymortgages.net](http://www.townandcountrymortgages.net)

FIND US ON  

OLIVER BROWNING  
Managing Director

NB. Town and Country Estates have not tested any equipment, fixtures, fittings or services and cannot guarantee that they are in working order. Buyers are advised to seek professional advice from their solicitors or surveyor. Internal measurements should not be relied upon for fitting of carpets or furniture without checking. These details have been prepared in good faith and whilst believed to be correct give notice that none of the statements are to be relied upon as statements or representations of fact. Some statements are inevitably subjective and are therefore the view of the author at the time the information was prepared. If any items are particularly important to you then please check with this office first, especially if travelling some distance to view.