TOWN&COUNTRY
ESTATES

# College Road, Trowbridge, Wiltshire BA14 0EP

## Offers In Excess Of £210,000

## LOCATION
Situated in a popular residential location, the property is conveniently positioned within walking distance of local shops, a supermarket, post office and schools.

## DESCRIPTION
Town & Country Estates are delighted to offer for sale, with **no onward chain**, this well-presented two-bedroom semi-detached property, ideally situated in a popular residential location within walking distance of the town's local shops and amenities.

The accommodation comprises an entrance hall, kitchen and spacious lounge/diner to the ground floor. To the first floor are two good-sized double bedrooms and a family bathroom.

Externally, the property benefits from a private rear garden and a driveway providing off-road parking for up to two vehicles.

An ideal home for first-time buyers, couples or investors, this property offers convenient access to local amenities and is offered for sale with no onward chain.

## ENTRANCE HALL
You enter the property through a UPVC double glazed door into the entrance hall, In the entrance hall there is a radiator, stairs to the first floor with a storage cupboard under and doors to the kitchen and lounge/diner.

## KITCHEN
9'4" x 9'4"
The kitchen features a UPVC double-glazed window to the front and a UPVC double-glazed door providing access to the rear garden. There is a radiator, gas combination boiler and a range of matching wall and base units with laminate work surfaces over. Further features include an inset stainless-steel sink, space for an oven, fridge/freezer and washing machine.

## LOUNGE/DINER
9'10" x 15'11"
The good-sized lounge/diner features a radiator and UPVC double-glazed patio doors providing access to the rear garden.

## FIRST FLOOR LANDING
The first-floor landing provides access to all rooms and features a hatch providing access to the loft.

## BATHROOM
6'3" x 8'9"
The spacious bathroom features a Velux window, radiator, close-coupled WC, bath with shower mixer tap and pedestal wash hand basin.

## BEDROOM ONE
9'5" x 11'11"
The first double bedroom has a UPVC double glazed window and radiator.

## BEDROOM TWO
7'4" x 12'7"
The second bedroom also has space for a double bed and has a UPVC double glazed window and radiator.

## EXTERIOR

## PARKING
The property benefits from an off-road parking space, conveniently situated to the right-hand side of the neighbouring property.

## REAR GARDEN
The enclosed garden is situated to the rear and side of the property and features a combination of lawn and decking, along with a large, well-built storage shed. Gated access provides a convenient route to the front of the property.

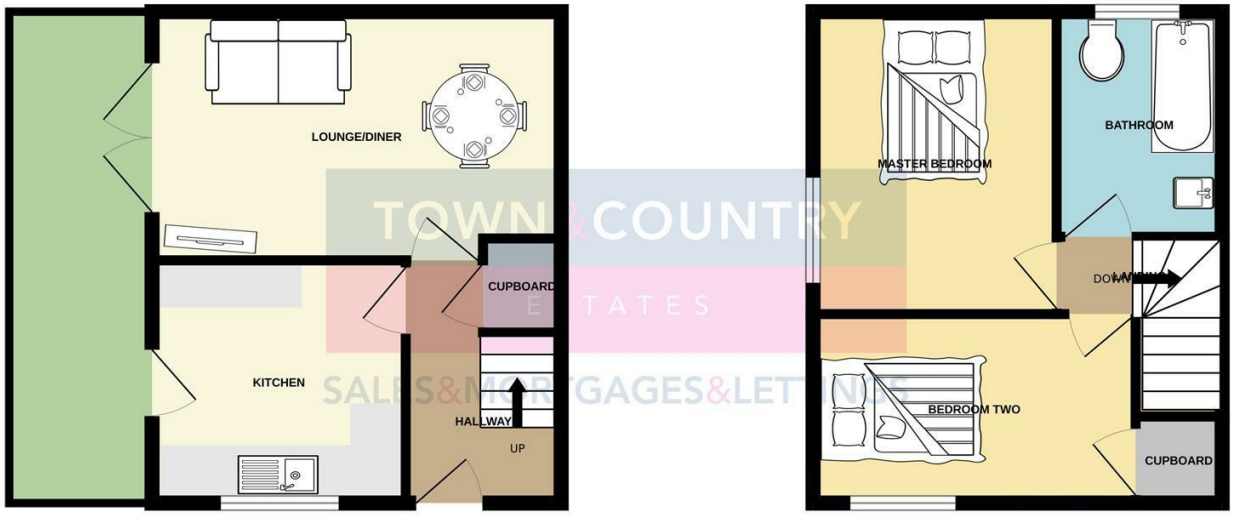
## ADDITIONAL INFORMATION
Council Tax Band B

Property has a gas safety certificate valid until April 2027

Electrics were updated in 2014

GROUND FLOOR
307 sq.ft. (28.5 sq.m.) approx.

1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.

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TOTAL FLOOR AREA : 613 sq.ft. (57.0 sq.m.) approx.

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.
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Ground floor
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1st floor
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Total Floor Area : 613 sq.ft. (57.0 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.
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