



**TOWN & COUNTRY**  
ESTATES



**Seymour Court, Trowbridge, Wiltshire BA14 8LP**

**Offers Over £180,000**

## LOCATION

The front of the property is positioned off of a pedestrian footpath which allows easy and convenient access to a super market, local convenience shop, health centre and the town centre. Trowbridge itself offers busy shopping facilities, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

**NO ONWARD CHAIN** - This well presented two double bedroom mid-terrace property is nestled in a small cul-de-sac, on the edge of Trowbridge town centre, offering excellent access to all amenities. Upon entering through the UPVC double glazed front door into the entrance hall, the kitchen is to the right and the good size living room, with sliding door to the enclosed rear garden, straight ahead. Moving upstairs, you'll find two double bedrooms and the family bathroom. Further benefits include Upvc double glazing, gas central heating, allocated parking space and an enclosed rear garden.

## ENTRANCE HALL

As you enter the property through the Upvc double glazed door you enter the hall way, there is wood effect laminate flooring, stairs to the first floor, doorway to the kitchen and a door to the living room.

## KITCHEN

The Kitchen has a Upvc double glazed window to the front, a range of matching wall and base units, rolled top work surfaces, sink unit with chrome mixer tap and tiled splash backs. There is a built in electric oven, inset ceramic hob with a chimney extractor and light above, plumbing for a washing machine and space for a low level fridge/freezer.

## LIVING ROOM

With space for a sofa and dining table, the living room has a Upvc double glazed sliding door to the rear garden, a feature fire place with electric fire, radiator, wood effect flooring and a large under stairs storage cupboard.

## FIRST FLOOR LANDING

The first floor landing has access to the loft and doors to both bedrooms, bathroom and storage cupboard.

## BEDROOM ONE

The main bedroom has a Upvc double glazed window to the rear and a radiator.

## BEDROOM TWO

The second bedroom has a Upvc double glazed window to the front, a radiator and a storage cupboard which houses the Baxi Boiler and has shelving and a hanging rail.



## BATHROOM

The bathroom has a panelled bath with electric shower over and glazed screen. a pedestal wash basin and low level WC, a radiator, part tiled walls and an extractor.

## EXTERIOR

### FRONT

The property fronts onto a pedestrian path to the front and has a small garden with wall, useful outside store, covered porch and outside light.

### REAR GARDEN

The enclosed rear garden has a paved patio immediately from the rear of the home, lawn with planted borders, paved patio to the rear with storage shed and gated access leading to the cul-de-sac.

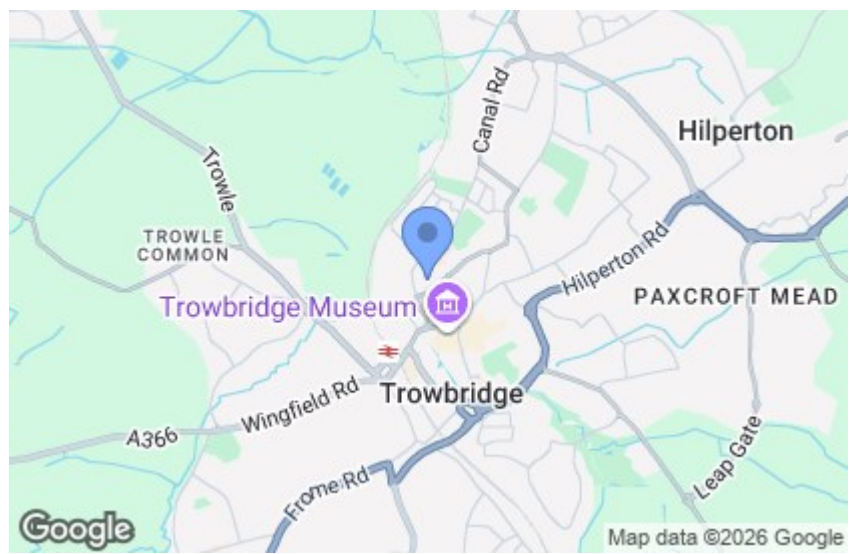
### PARKING

The property comes with one allocated parking space in a communal parking area within the cul-de-sac.

## ADDITIONAL INFORMATION

Council Tax Band - B

EPC to follow



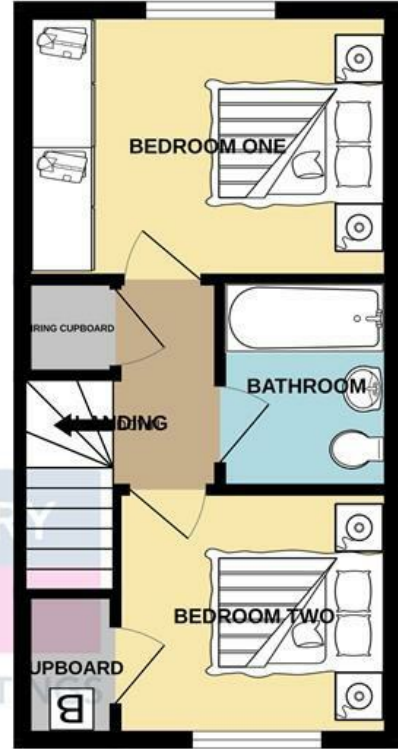




GROUND FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR  
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.7 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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