

TOWN & COUNTRY
ESTATES



Downhayes Road, Trowbridge, Wiltshire BA14 8QQ

£115,000

LOCATION

The property is situated in a popular residential cul-de-sac, a short walk from Trowbridge town centre, train station, Kennet & Avon canal, popular Primary School and the new cinema and restaurant complex.

DESCRIPTION

The accommodation comprises a communal entrance, a private door to the apartment with a living room/kitchen, double bedroom with fitted wardrobe and modern, refitted shower room. Further benefits include Upvc double glazing and a gravelled driveway, providing off road parking for one vehicle.

COMMUNAL ENTRANCE

You enter the building through an obscure glazed entrance door. There is a Victorian tiled floor and stairs leading to the first floor, with private entrance door to the apartment.

ENTRANCE HALL

Stairs lead to the second floor landing.

LANDING

There is a wall mounted intercom telephone handset, cupboard over the stairs with water tank and doors to the living room/kitchen, bedroom and shower room.

LIVING ROOM/KITCHEN

14'5" max x 13'9" max

LIVING AREA

There is a large Upvc double glazed window to the front, TV aerial, BT/Virgin connection (subject to contract),

KITCHEN AREA

Velux window, a range of matching base and wall units, inset sink unit with chrome mixer tap, square edge work surfaces with breakfast bar, tiled splash backs, built in electric oven, inset ceramic hob, washing machine (included in the sale), under counter fridge (included in the sale) and a wall mounted electric heater.

BEDROOM

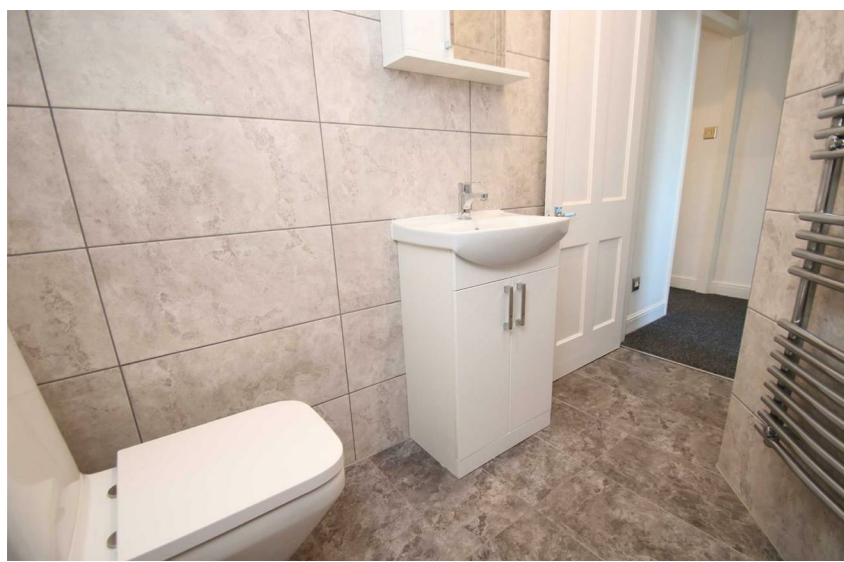
9'6" x 9'2"

The double bedroom has a Upvc double glazed window to the rear with far reaching views, built-in double wardrobe, TV aerial, telephone point and a wall mounted electric heater.

SHOWER ROOM

This modern and fully tiled shower room has recently been refitted and benefits a walk in shower with wall mounted Triton electric shower and glazed shower screen, vanity unit with storage inset basin and chrome mixer tap, closed couple WC, wall mounted chrome heated towel rail, extractor fan and inset ceiling spotlights.

EXTERIOR



FRONT

Garden to the front of the property with path to the front door and porch over.

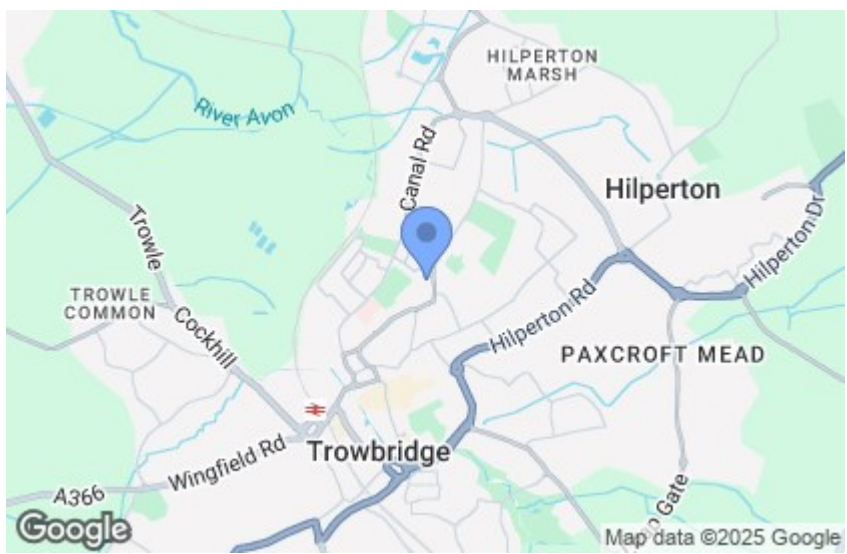
PARKING

Gravelled driveway to the rear of the property, accessed via a shared road to the side of the terrace.

ADDITIONAL INFORMATION

Council Tax Band - A

Leasehold - 999 years from 1989, with the freehold shared between each of the three owners. A third share of the freehold is sold with the property. There are no service charges or ground rent payable. All associated costs (for example buildings insurance) is split between the three owners.







1ST FLOOR
48 sq.ft. (4.5 sq.m.) approx.



2ND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 413 sq.ft. (38.3 sq.m.) approx.

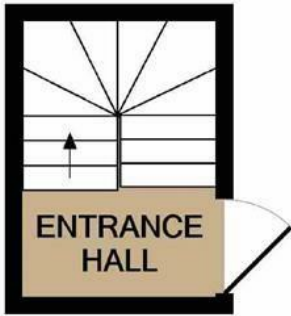
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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TOTAL APPROX. FLOOR AREA 413 SQ.FT. (38.3 SQ.M.)

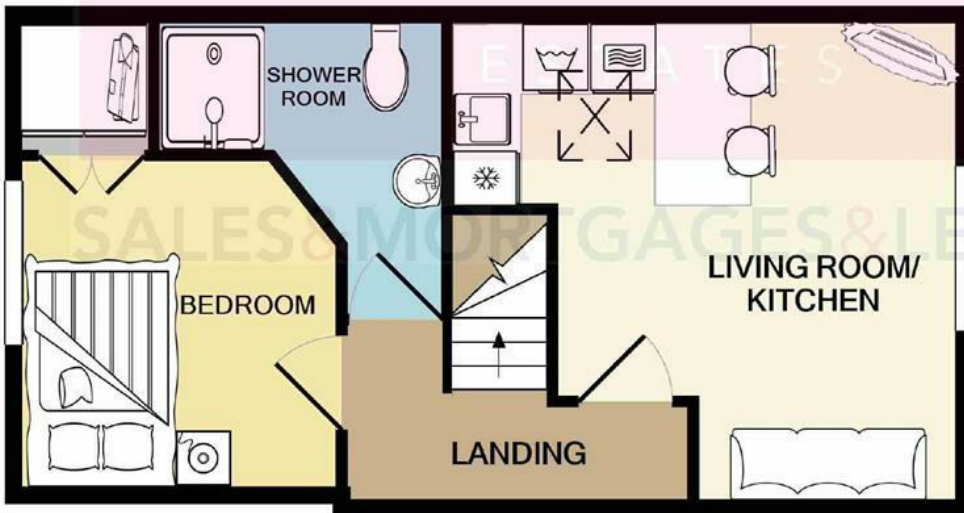
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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