

TOWN & COUNTRY
ESTATES



Magnolia Rise, Trowbridge, Wiltshire BA14 7SJ

£220,000

LOCATION

The property is situated on the popular Lavender fields development and is within easy walking distance of local shops and entertainment amenities, the Town Centre. with ready access to pleasant countryside walks

DESCRIPTION

NO ONWARD CHAIN!

Here we have a two double bedroom property situated in a popular location presented in good order throughout.

On the ground floor there is an entrance hall, kitchen and lounge/diner. On the first floor you will find two double bedrooms with built in wardrobes and a family bathroom.

Externally there is a enclosed rear garden with rear access and a storage shed. To the front of the property there is driveway parking.

ENTRANCE HALL

You enter the property through a UPVC double glazed door into the entrance hall. In the entrance hall there is oak style laminate flooring, smoke alarm, telephone point, radiator, doors leading to kitchen and lounge/diner.

KITCHEN

9'10" x 7'6"

There is a Upvc double glazed window to the front, range of matching base and wall units with rolled top work surfaces, tiled splash backs, stainless steel inset sink unit with chrome mixer tap, built in electric oven with gas hob, extractor fan and light over, space for fridge freezer and plumbing for washing machine.

LOUNGE/DINER

14'2" x 11'9"

There is oak style laminate flooring, T.V point, radiator with ornamental cover, double glazed sliding patio doors leading to the rear garden.

FIRST FLOOR LANDING

There is access to loft space, smoke alarm and doors leading to two double bedrooms and bathroom.

BEDROOM ONE

9'10" x 8'10"

There is a Upvc double glazed window to the rear, three built in double wardrobes and a radiator.

BEDROOM TWO

9'8" x 8'4"

There is a Upvc double glazed window to the front, built in double wardrobe with sliding mirror doors and a radiator.

BATHROOM

The bathroom comprises a panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin, dual flush close couple W.C, tiled splash backs, extractor fan and a radiator.



EXTERIOR

FRONT

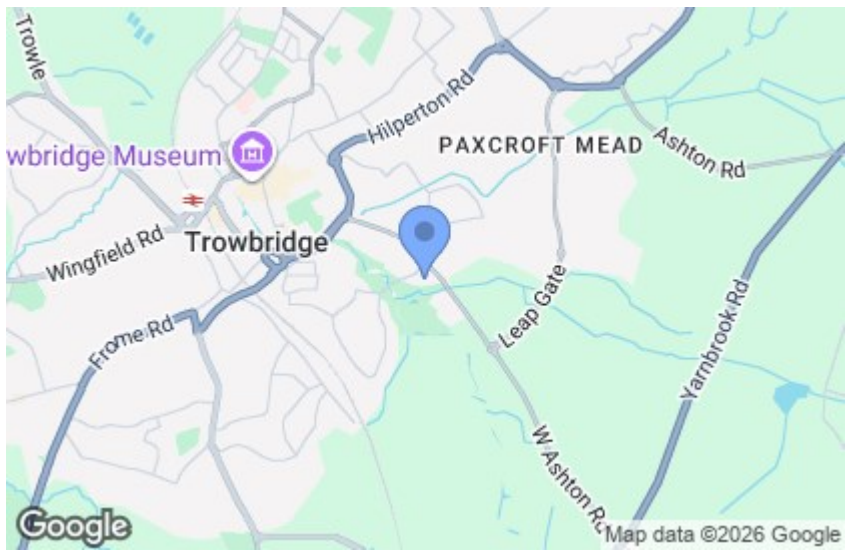
To the front of the property there is driveway parking and an outside tap.

REAR GARDEN

The rear garden is enclosed by high wooden fencing and benefits from a patio area, laid to ornamental gravel, shed and gate leading to the rear.

ADDITIONAL INFORMATION

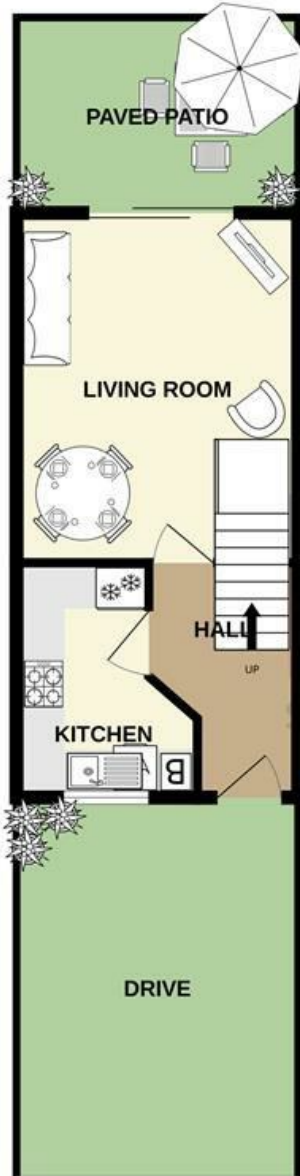
Council Tax Band - B







GROUND FLOOR
286 sq.ft. (26.5 sq.m.) approx.



1ST FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOWN & COUNTRY
ESTATES
SALES & MORTGAGES & LETTINGS

TOTAL FLOOR AREA : 572 sq.ft. (53.1 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.
Made with Metropix ©2025

GROUND FLOOR
286 sq.ft. (26.5 sq.m.) approx.



1ST FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.1 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 © 2025

