

**TOWN & COUNTRY**  
ESTATES



**Ashton Street, Trowbridge, Wiltshire BA14 7ER**

**£170,000**

## LOCATION

Set on the edge of Trowbridge town centre, providing easy access to the park, shopping facilities, train station, health and education facilities. Trowbridge itself offers busy town centre shopping centres, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

**NO ONWARD CHAIN** - A stylish and unique one bedroom semi-detached house, tucked away in a secluded location, on the cusp of Trowbridge town centre. From its vaulted ceiling in the bedroom, to the private courtyard garden and parking, The Coach House ticks all of the boxes and is certain to appeal to those looks for something a little different and very special.

Arranged over two floors, the accommodation of this freehold property comprises an entrance hall, cloakroom toilet, living room/kitchen with spiral stairs leading to the first floor with the large bedroom and modern bathroom. Further benefits include gas central heating, uPVC double glazing and lot's of character.

## ENTRANCE HALL

You enter the property through a uPVC double glazed entrance door into the entrance hall. There is a uPVC double glazed window to the side, radiator, wood effect flooring and wooden doors to the cloakroom and living room.

## CLOAKROOM

The refitted cloakroom has a low level WC, vanity unit with storage cupboard and an inset basin with chrome mixer tap and attractive tiled flooring with matching splashbacks.

## LIVING ROOM/KITCHEN

The open plan living room kitchen is flooded with natural light from the uPVC double glazed windows to the front and side.

## LIVING AREA

With wood effect flooring, TV point, space for a sofa and dining table, radiator and spiral stairs leading to the bedroom.

## KITCHEN AREA

The refitted kitchen has a range of matching base and wall units with rolled top worksurfaces, sink unit with chrome mixer tap and tiled splashbacks, a built in electric oven, inset gas hob with extractor and light over, plumbing for a washing machine, space for fridge freezer, inset ceiling spotlights and a wall mounted gas boiler.



## BEDROOM

The large first floor bedroom has a fantastic vaulted ceiling with exposed wooden beams, which really does give the room a lovely spacious feel. There are uPVC double glazed windows to the either side, a Juliet balcony with uPVC double glazed French doors, fitted wardrobes providing a good amount of storage, wood effect flooring, two radiators and a door to the bathroom.

## BATHROOM

The modern refitted bathroom has a 'P shape' panelled bath with glazed screen, chrome mixer tap and shower attachment, a vanity unit with storage cupboard and inset basin with chrome mixer tap, dual flush WC, heated towel rail and attractive tiled walls.

## EXTERIOR

### COURTYARD GARDEN

Another benefit to this handsome property is the addition of the private enclosed courtyard garden, providing some welcome outside space for a table/chairs, BBQ and washing line. There is an external power socket and artificial lawn.

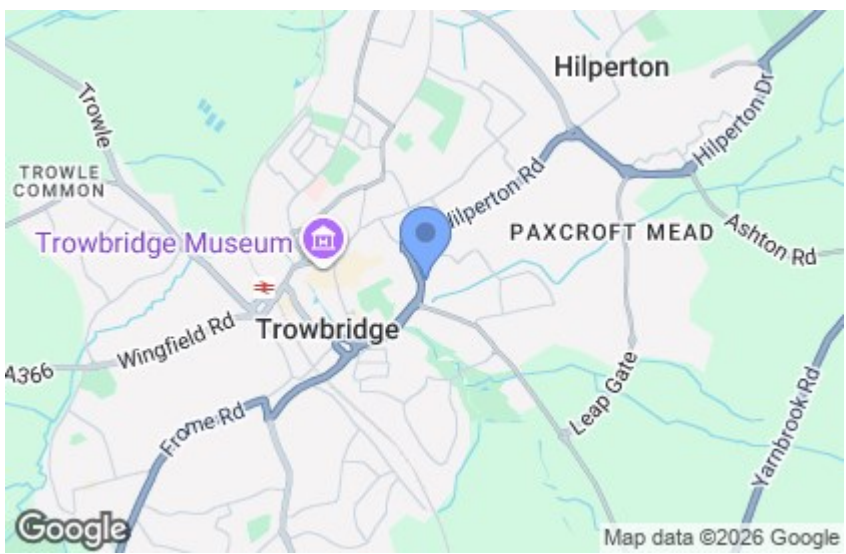
### ALLOCATED PARKING SPACE

The allocated parking space can be found next to the property.

### ADDITIONAL INFORMATION

Council Tax Band - B

EPC Rating - C



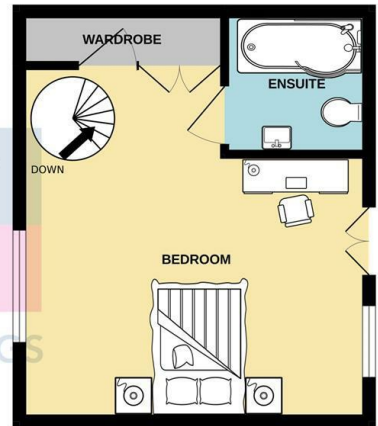




GROUND FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



1ST FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 536 sq.ft. (49.8 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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