

**TOWN & COUNTRY**  
ESTATES



**Surrey Place, Trowbridge, BA14 0AW**

**£200,000**

## LOCATION

The property is situated within a popular residential area, close to local amenities and Schools, while remaining within easy reach of Trowbridge Town centre and Train Station. Trowbridge itself offers busy town centre shopping, a modern cinema complex with restaurants and train station, with direct links to Bath, Bristol.

## DESCRIPTION

This two double bedroom cottage, has been recently renovated throughout with the layout thoughtfully reconfigured to make full use of the space on offer. You enter the property into the entrance hall/utility space. On the ground floor there is a kitchen/breakfast room with high quality Howdens kitchen, lounge area overlooking the rear garden and a refitted, modern bathroom. Upstairs you will find two double bedrooms, both with built in storage. To the rear of the home is the additional benefit of a long narrow garden.

## ENTRANCE HALL

The property is entered through a composite front door into the entrance hall. The entrance hall has slate effect porcelain tiled flooring, a vertical wall hung radiator, space for washing machine and doors to the bathroom and open plan kitchen/diner/living room.

## KITCHEN/LOUNGE/DINER

When you first enter this open plan room you are greeted by a stunning Howdens kitchen with a matching range of wall, base and draw units with modified acrylic worktops, inset stainless steel sink, inset electric hob, built in electric oven and integrated dishwasher. There is engineered oak flooring throughout, radiator, door to stairs, UPVC double glazed windows to the front and rear and a UPVC double glazed door to the rear garden.

## BATHROOM

In the recently refitted bathroom there is slate effect porcelain tiled flooring, an obscured UPVC double glazed window, extractor, a stylish wall mounted heated towel rail, large bath with mains fed waterfall shower over, wash hand basin inset onto vanity unit, W.C with hidden cistern and an led mirror.

## FIRST FLOOR LANDING

From the first floor landing there is access to both double bedrooms.

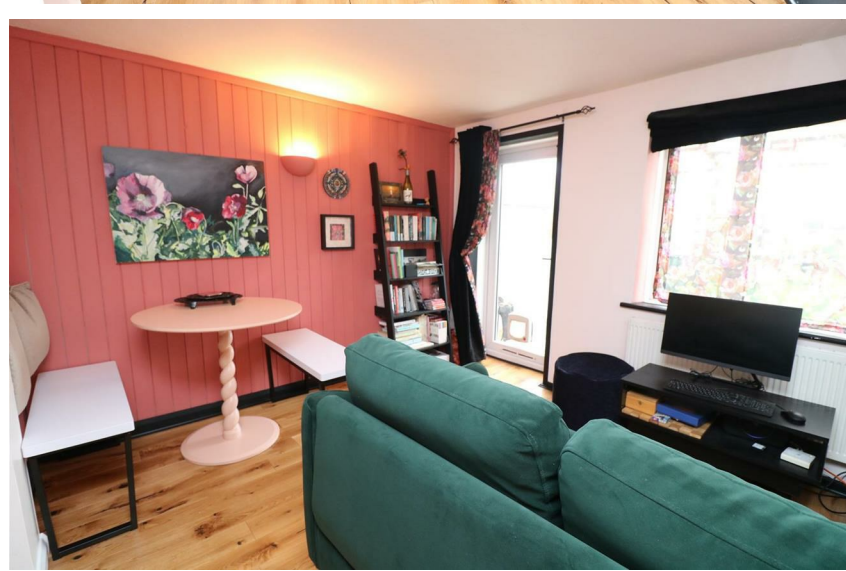
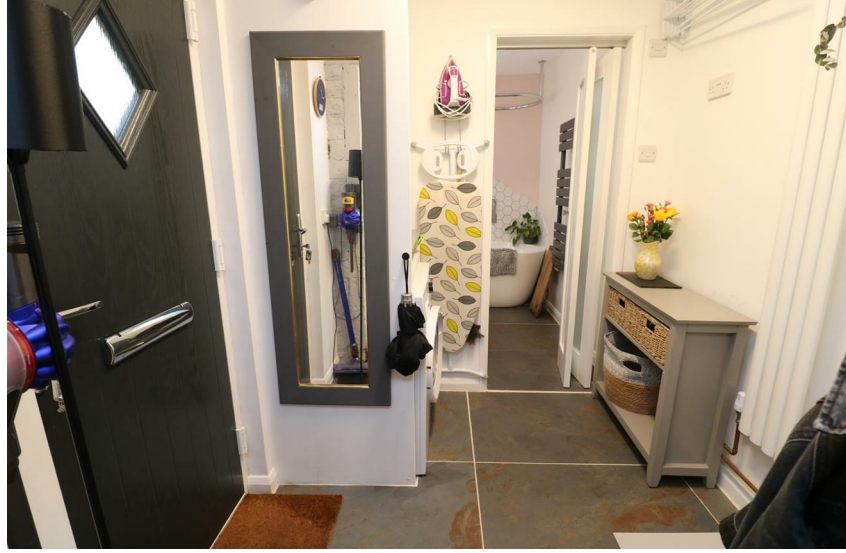
## BEDROOM ONE

In the first of the properties two double bedrooms there is a radiator, UPVC double glazed window, over stairs storage and hatch to loft.

## BEDROOM TWO

Also a spacious double room this room has a radiator, UPVC double glazed window and built in wardrobes.

## EXTERIOR



## FRONT

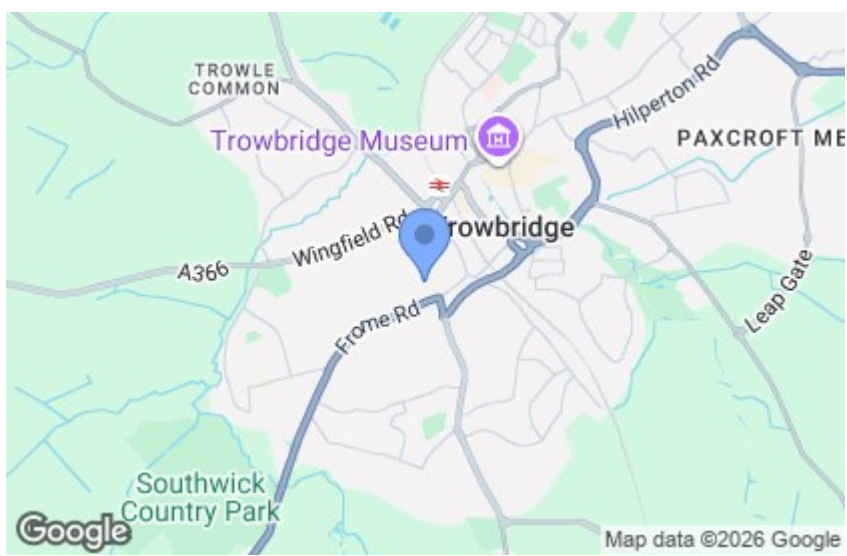
The front of the property has private gated access which takes you to an enclosed courtyard, here there is the front door to the property and a brick built storage shed.

## REAR

To the rear of the property there is a hard standing area leading to a large lawn. There is also a storage shed and an alley at the bottom of the garden with shared access with the terrace.

## ADDITIONAL INFORMATION

Council Tax A - £1,704 per year.



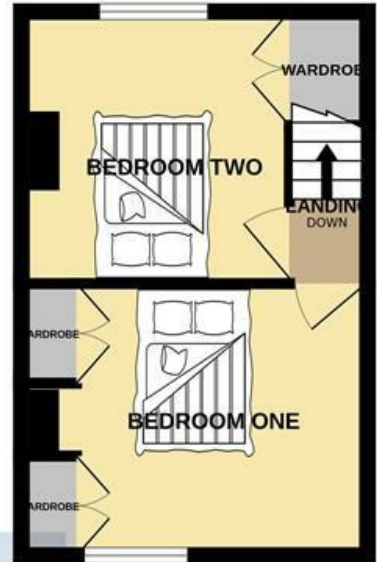




GROUND FLOOR



1ST FLOOR



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RES & MORTGAGES & LETTINGS

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  
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR  
228 sq.ft. (21.1 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.  
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