

TOWN & COUNTRY
ESTATES



31 Walmesley Chase, Paxcroft Mead, Trowbridge, Wiltshire, BA14 7HY

£215,000

LOCATION

Situated on the outskirts of Trowbridge, Paxcroft Mead is a friendly family orientated area benefitting from a Primary School, variety of shops including a supermarket and a social club provided for the community. There are also many things to do at Paxcroft Mead including walks around the local bicycle paths and numerous playing parks. Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond. For those needing to commute, the City of Bath is approximately 30 minute drive and for Bristol it will take up to one hour.



DESCRIPTION

NO ONWARD CHAIN - A well presented two double bedroom home, set within the ever popular Paxcroft Mead. The accommodation comprises an entrance hall, lounge, kitchen/diner, two double bedrooms and bathroom. Further benefits include Upvc double glazing, gas central heating, a landscaped rear garden and off road parking for two cars. This lovely home would make the ideal first time buy, downsize or investment purchase.



ENTRANCE HALL

You enter the property through an obscure glazed entrance into the the entrance hall, there is a radiator, thermostat heating controls, stairs to the first floor and a door to the lounge.

LOUNGE

14'5" x 12'9" max

The lounge has a Upvc double glazed window to the front, two radiators, TV point, under stairs cupboard and glazed double doors to the kitchen/dining room.



KITCHEN/DINING ROOM

12'9" x 9'2"

There is a Upvc double glazed window to the rear, a range of matching base and wall units with rolled top worksurfaces, inset sink with chrome mixer tap and tiled splash backs, a built in oven, integrated gas hob with extractor and light over, plumbing for a washing machine, space for a fridge freezer, a wall mounted Ideal Logic gas boiler concealed in a cupboard, radiator, tiled flooring and glazed double doors opening to the rear garden.

FIRST FLOOR LANDING

With access to the loft and doors to both double bedrooms and the bathroom.

BEDROOM ONE

12'9" max x 12'9" max

The large master bedroom has a Upvc double glazed window to the front, wardrobe recess, airing cupboard, TV point and radiator.



BEDROOM TWO

11'1" x 7'10"

There is a Upvc double glazed window to the rear and a radiator.

BATHROOM

The bathroom has a Upvc double glazed obscure window to the rear, a panelled bath with wall mounted mains shower, a close coupled WC, pedestal basin, tiled splashbacks, tiled flooring, radiator and a vent.

EXTERIOR

FRONT

The front of the property has a gravelled area and path to the front door with storm porch over.

REAR GARDEN

The landscaped and enclosed rear garden has a paved patio, raised artificial lawn with railway sleeper edging, a wooden shed and outside tap.

PARKING

Driveway parking to the front for two cars.

ADDITIONAL INFORMATION

Council Tax Band - C

For those looking to invest, we would expect this home to receive a minimum of £900 per calendar month on the rental market.

EPC to follow.



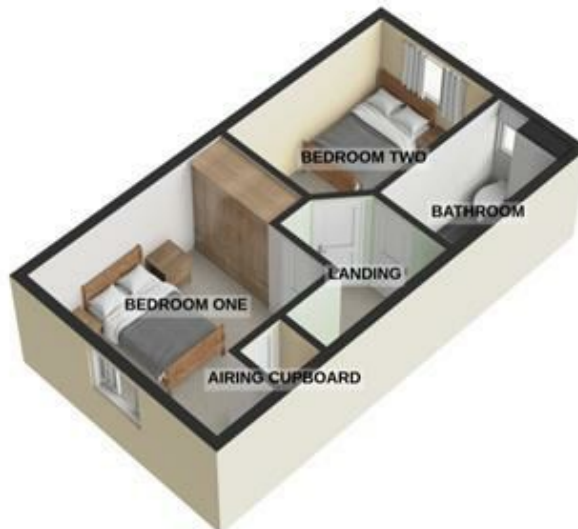




GROUND FLOOR
302 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.0 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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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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