

TOWN & COUNTRY
ESTATES



Swan Court, Southwick, Wiltshire BA14 9FF

£270,000

LOCATION

Southwick is a popular Village on the edge of Trowbridge, with this home located heart of the village. Local facilities include a Primary School, Village hall with recreational field, a variety of shops, a pub/restaurant and regular bus services into the town centre of Trowbridge, which is roughly 2 miles away. Southwick also has the superb Fairfield animal park located in the grounds of Southwick Country Park which boasts roughly 152 acres of countryside, providing walks and other facilities.

Trowbridge itself has benefitted from significant expansion over the last few years and offers a good range of Schooling for all ages, shopping, restaurants and leisure facilities including a multiplex cinema and sports centre. With good connections, the railway station provides regular services to Salisbury and Southampton to the South and Bristol and Bath to the North West.

DESCRIPTION

NO ONWARD CHAIN - This recently renovated three bedroom family home comes to the market in immaculate condition, boasting a whole range of improvements, including a new kitchen with integrated appliances, modernised bathrooms, new carpets throughout and internal redecoration. You enter the property through a safety door into the hallway, with access to the modern kitchen, downstairs WC and living room. The stairs to the first floor lead you to the master bedroom with en-suite shower room, second double bedroom, a good size single bedroom and the family bathroom. Further benefits include UPVC heat retaining double glazed windows, an 18 month old gas boiler (which has been recently serviced), off road parking for two cars and a low maintenance, enclosed rear garden.

ENTRANCE HALL

You enter the property through a high security wood and steel front door into the newly carpeted hallway, there is access to the kitchen, living room and downstairs WC, there is also a large under stairs storage area with built in coat hooks and light.

KITCHEN

The freshly modernised kitchen offers some brand new integrated appliances including Beko electric hob with extractor over, Beko oven and grill, Beko Dishwasher all with warranties, and there is an integrated Bosch Fridge freezer. There are also brand new worktops and new matching wall and base units with recently laid wood effect laminate flooring. There is chrome one and half bowl inset sink unit with chrome mixer tap, UPVC double glazed window to the front of the property and one radiator.

CLOAKROOM

Closed couple WC, pedestal wash hand basin with chrome mixer tap, tiled splash back with mirror above, one radiator.



LIVING ROOM

This well proportioned living room has a brand new carpet, UPVC double glazed window to the rear with access to the garden through a security door, two radiators a tv point, sky tv point and telephone point.

LANDING

There is access to all bedrooms and family bathroom, loft access, loft light and one radiator.

BEDROOM ONE

The master bedroom has a radiator, UPVC double glazed window to the front of the property, one tv point and access to the En-suite

EN-SUITE

The en-suite has brand new flooring, new shower, new sink with vanity unit, chrome mixer tap and tiled splash back with mirror.

BEDROOM TWO

The second bedroom has new carpet, a UPVC double glazed window to the rear, one radiator and tv point.

BEDROOM THREE

The third bedroom has new carpet, a UPVC double glazed window to the rear, one radiator and TV point.

FAMILY BATHROOM

The recently modernised bathroom has new flooring, a new bath, mains fed shower over, new shower screen, pedestal wash basin with new chrome mixer. heated towel rail and an obscured glass UPVC window to the front.

EXTERIOR

FRONT

There is a paved area to the front of the property enclosed by black railings with gate.

PARKING

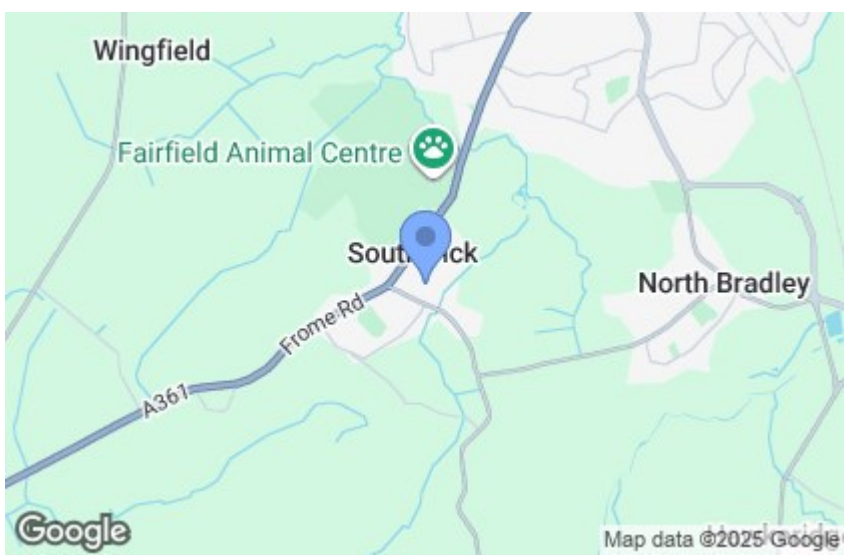
To the side of the property there are two numbered allocated parking spaces with direct access to the rear entrance of the property.

REAR

To the rear of the property there is a low maintenance garden laid to decorative gravel with a patio area and shed to the side, the property also benefits from rear access and an outside light.

ADDITIONAL INFORMATION

COUNCIL TAX BAND - C







GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.

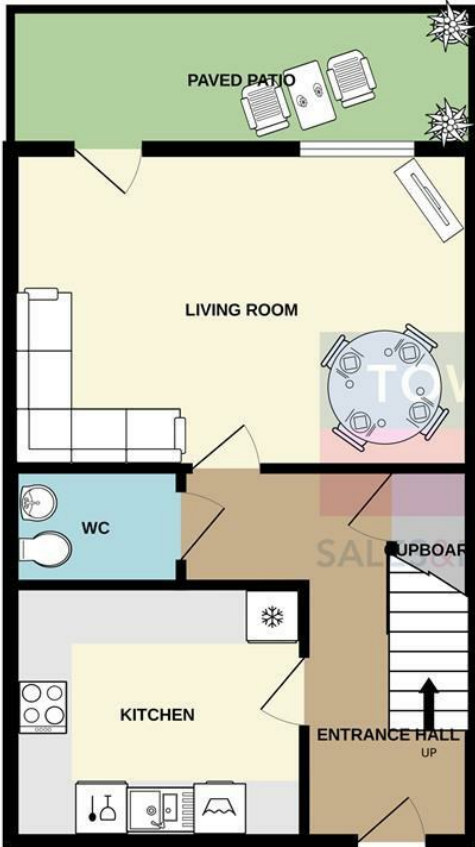


TOTAL FLOOR AREA : 877 sq.ft. (81.4 sq.m.) approx.

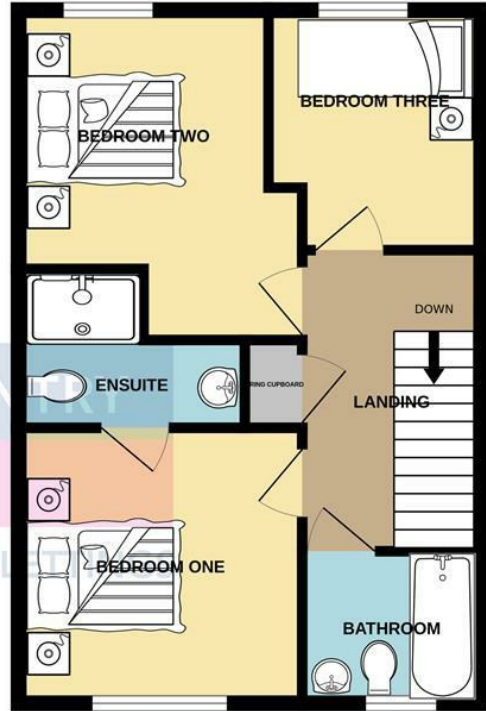
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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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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