

TOWN & COUNTRY
ESTATES



Withy Close, Trowbridge, Wiltshire BA14 7NB

Offers Over £215,000

LOCATION

Withy Close is situated within easy walking distance to Trowbridge town centre, Schools, health centre and bus stop. Trowbridge offers busy town centre shopping, a modern cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

NO ONWARD CHAIN - Located within a small and popular cul-de-sac, this well presented two double bedroom home has the added benefits of a garage and no onward chain. The accommodation comprises an entrance hall, kitchen/breakfast room, lounge, garden room, two double bedrooms and bathroom. Additional notable features include Upvc double glazing, gas central heating and a private, well kept rear garden.

STORM PORCH

The storm porch has a timber beam, outside light and cupboard providing storage and housing utility meters.

ENTRANCE HALL

You enter the property through a Upvc double glazed front door. There is a built in doormat, telephone point, storage cupboard, stairs to the first floor and a door leading to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

13'9" max x 9'10"

The kitchen/breakfast room offers a Upvc double glazed window to the front, a range of matching base and wall units with rolled top work surfaces, inset sink unit with chrome mixer tap, built in oven, inset gas hob with chimney extractor and light over, tiled splashbacks, space for a fridge/freezer, plumbing for washing machine, radiator, a glazed door to the lounge and a door to the under stairs cupboard. The wall mounted Worcester gas boiler was new in 2019.

LOUNGE

13'1" x 11'9"

There is a TV point, Worcester Wave smart thermostat, radiator and Upvc double glazed French doors leading to the garden room.

GARDEN ROOM

9'6" x 7'6"

With windows to three aspects and sliding doors to the rear garden.

FIRST FLOOR LANDING

14'0" max x 9'10"

There is large access to the loft space with pull down ladder and doors to both double bedrooms, the bathroom and airing cupboard.

BEDROOM ONE

13'2" x 9'6"

Bedroom one has a Upvc double glazed window to the rear, large recess for a wardrobe and a radiator.



BEDROOM TWO

13'1" x 8'6"

There is Upvc double glazed window to the front, bulk storage shelf and a radiator.

BATHROOM

The bathroom has a panelled bath with Triton electric shower over, pedestal wash hand basin with chrome mixer tap, close couple W.C, tiled splashbacks, recess vanity shelf, shaving socket and a radiator.

EXTERIOR

FRONT

The front garden is laid to low maintenance and attractive gravel, with flower beds, shrubs, an outside tap and central pathway, leading to the front door.

REAR GARDEN

The private, enclosed rear garden really is a credit to the current owner. There is a paved patio immediately from the rear of the property, a path leading through attractive planted borders to a second paved seating area. Additional notable features include an external power socket and a gate to the rear.

GARAGE

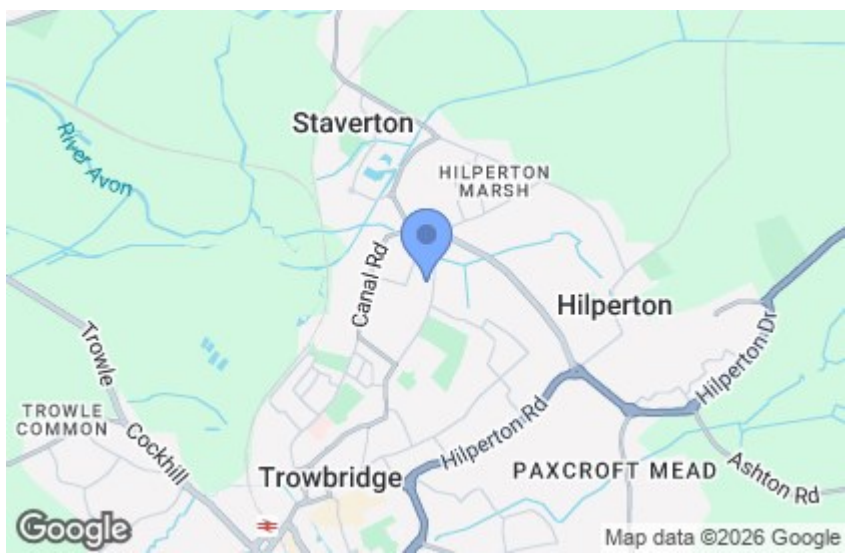
The garage is located on the end of a block to the right of the terrace (white garage door) and benefits a pitched roof with eaves storage, a fitted bench and an up and over door.

SHARED LAND TO REAR

There is an area of land in joint ownership, providing access to garage block and rear access to the garden.

ADDITIONAL INFORMATION

Council Tax Band - B







GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



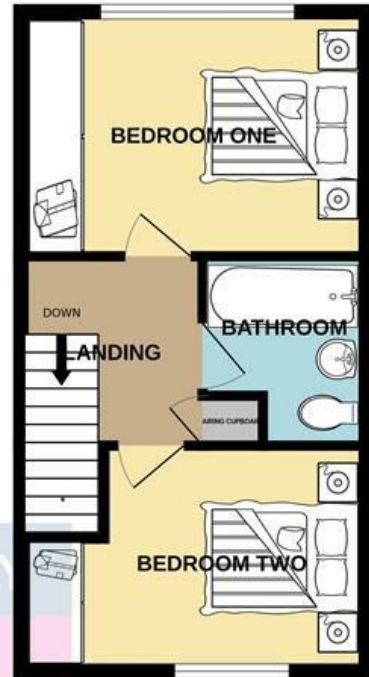
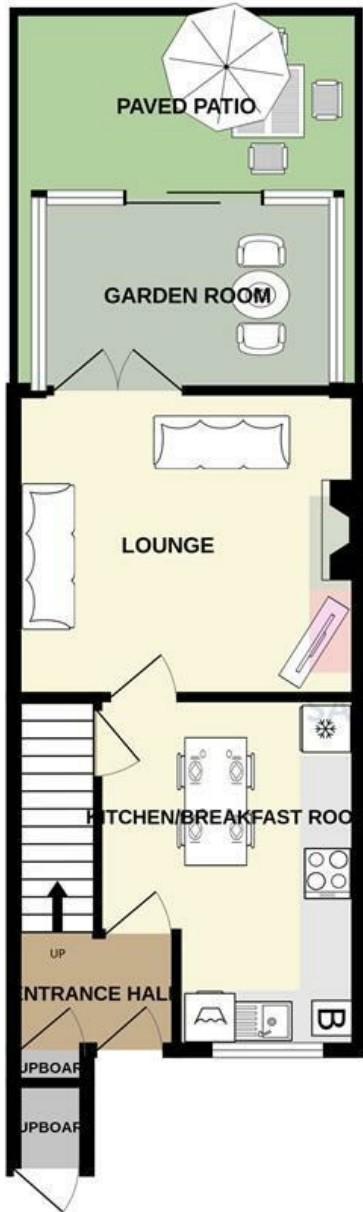
TOTAL FLOOR AREA : 753 sq.ft. (70.0 sq.m.) approx.

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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