

**TOWN & COUNTRY**  
ESTATES



**Lockeridge Close, Trowbridge, Wiltshire BA14 0UT**

**£220,000**

## LOCATION

Found on the ever popular Wiltshire Drive development, within walking distance to local amenities, Trowbridge town centre, bus routes and Primary and Secondary Schools. Trowbridge itself 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 - A well presented two bedroom terraced home, tucked away in a small cul-de-sac on the ever popular Wiltshire Drive. The accommodation comprises a lounge, kitchen/breakfast room, two good size bedrooms and a modern bathroom. Further benefits include uPVC double glazing, gas central heating, a good size rear garden and allocated parking.

## LOUNGE

14'1" x 11'5"

You enter the property into the lounge through a Upvc entrance door. There is a Upvc double glazed window to the front, TV point, radiator, stairs to the first floor and an opening to the kitchen/breakfast room.

## KITCHEN/BREAKFAST ROOM

14'1" x 8'10"

The well presented kitchen/breakfast room has a Upvc double glazed window to the rear, a range of matching base and wall units with rolled top worksurfaces, inset sink unit with chrome mixer tap, tiled splash backs, inset gas hob with cooker hood over, built in oven, space for fridge freezer, plumbing for washing machine, space for breakfast table, gas boiler, radiator and a half glazed Upvc door to the garden.

## FIRST FLOOR LANDING

On the first floor there is access to the loft space, smoke alarm and doors leading to both bedrooms and the bathroom.

## BEDROOM ONE

11'5" x 10'9"

There are two Upvc double glazed windows to the front, built-in cupboard, wood effect flooring and a radiator.

## BEDROOM TWO

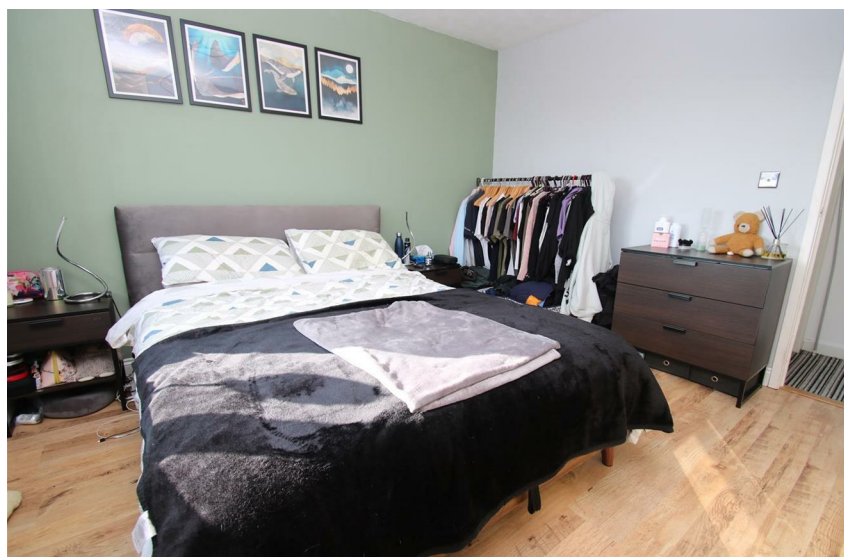
9'2" x 7'2"

There is a Upvc double glazed window to the rear, wood effect flooring and a radiator.

## BATHROOM

This modern, fully tiled bathroom offers an obscure Upvc double glazed window to the rear, panelled bath with chrome mixer tap and shower attachment, glazed shower screen, vanity unit with storage, basin and chrome mixer tap, a dual flush WC, a wall mounted illuminated mirror, inset ceiling spotlights, tiled flooring and radiator.

## EXTERIOR



### FRONT GARDEN

The front garden is laid to attractive and low maintenance stone chippings, there is a paved path to the front door with storm porch over.

### REAR GARDEN

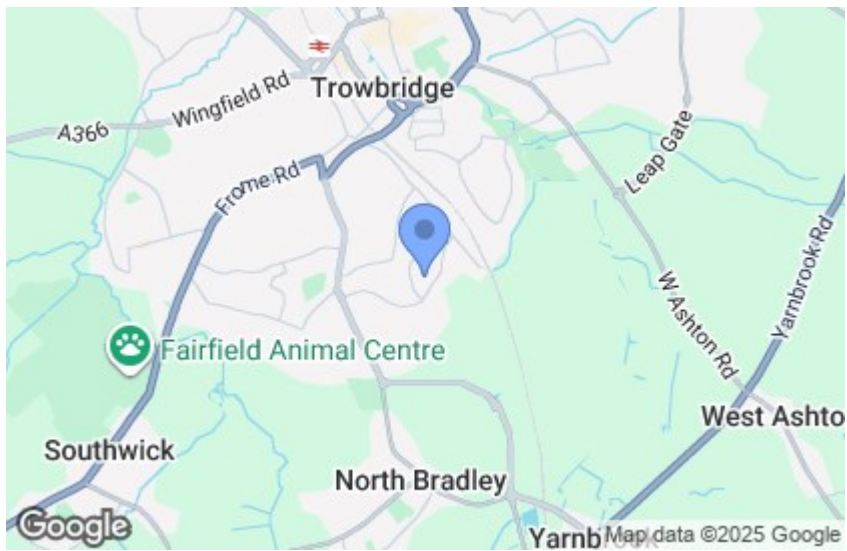
The enclosed rear garden has a paved patio, graveled area, raised seating area to the rear, outside tap and a gate leading to a path to the front of the property.

### PARKING

There is an allocated parking space within the cul-de-sac.

### ADDITIONAL INFORMATION

Council Tax Band - B



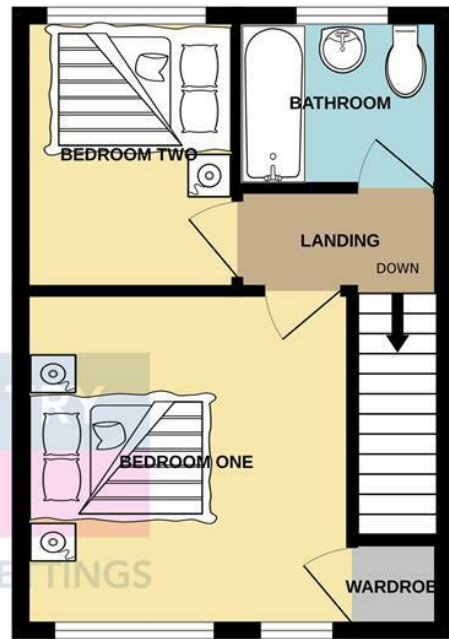




GROUND FLOOR  
287 sq.ft. (26.6 sq.m.) approx.



1ST FLOOR  
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.2 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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