

**TOWN & COUNTRY**  
ESTATES



**Withy Close, Trowbridge, Wiltshire BA14 7NB**

**£215,000**

## LOCATION

Withy Close is situated just off of Wyke Road and is 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

Located within a small and popular cul-de-sac, this extremely well presented two double bedroom home has the added benefit of an allocated parking space. The accommodation comprises an entrance hall, kitchen/diner, lounge, two double bedrooms and bathroom. Additional notable features include Upvc double glazing, gas central heating and a private, well kept rear garden.

## ENTRANCE HALL

You enter the property through a composite front door into the entrance hall, there is a radiator, a little storage cupboard, stairs to the first floor and an opening leading to the kitchen diner.

## KITCHEN DINER

The well designed and modern kitchen diner, has a uPVC double glazed window to the front, there are a range of matching wall and base units, with wood effect roll top work surfaces. There is a stainless steel with mixer tap over, an integral oven and gas hob with extractor fan over. There is also plumbing and space for a washing machine/dishwasher and fridge freezer. There is ample space for a dining table and there is access to the under stairs storage cupboard.

## LOUNGE

To the rear of the property is the well presented lounge, there are uPVC double glazed French doors leading to the rear garden and a radiator.

## FIRST FLOOR LANDING

The first floor landing provides access to both bedrooms and the bathroom there is also a loft hatch providing access to the loft.

## BEDROOM ONE

The main bedroom offers ample space for a double bed and bedroom furniture and has a uPVC double glazed window to the front and a radiator.

## BEDROOM TWO

The second double bedroom has a uPVC double glazed window to the rear and a radiator.

## BATHROOM

The modernised bathroom has a paneled bath with mains shower over and a glass shower screen, there is a pedestal wash basin, a close coupled wc, a radiator and a recessed shelf for storage.

## EXTERNAL



## FRONT

To the front of the property is a large front garden laid to lawn with a concrete path leading to the front door.

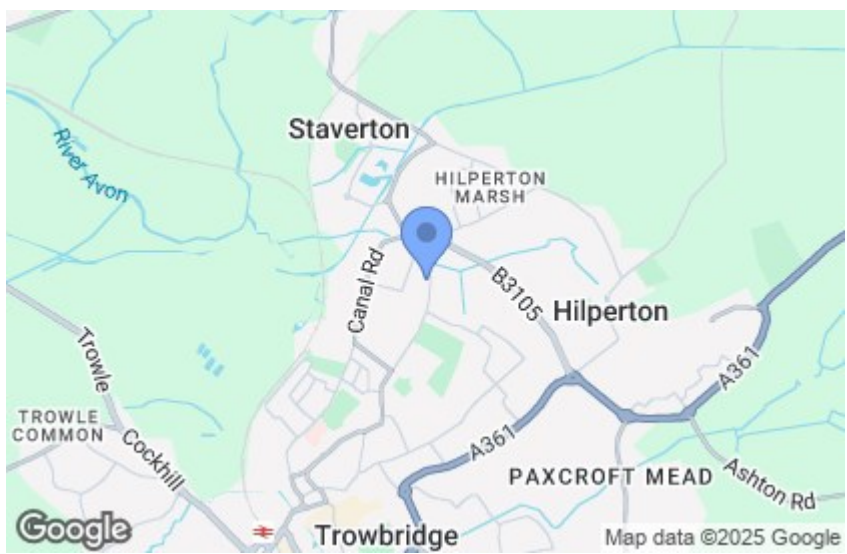
## REAR

The rear of the property offers an enclosed garden, with a gate providing rear access, it is laid to both patio and lawn with decorative borders to the side and rear.

## ADDITIONAL INFORMATION

EPC - C

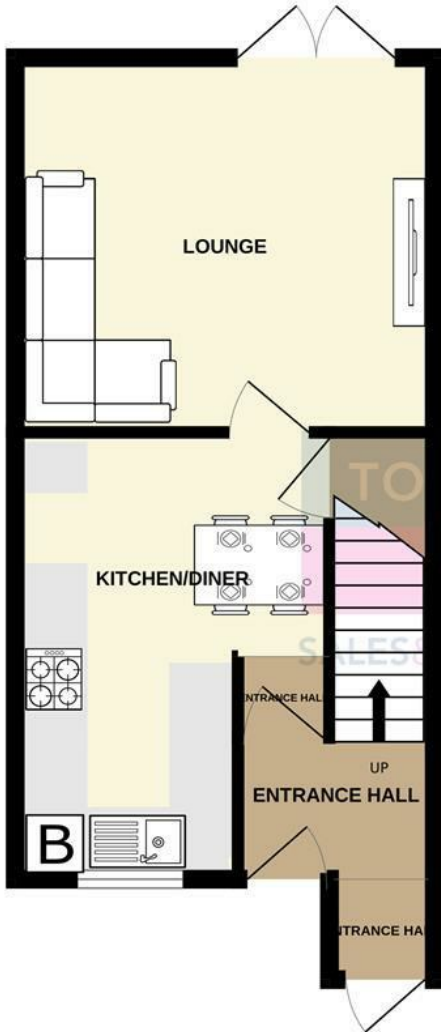
COUNCIL TAX BAND - B



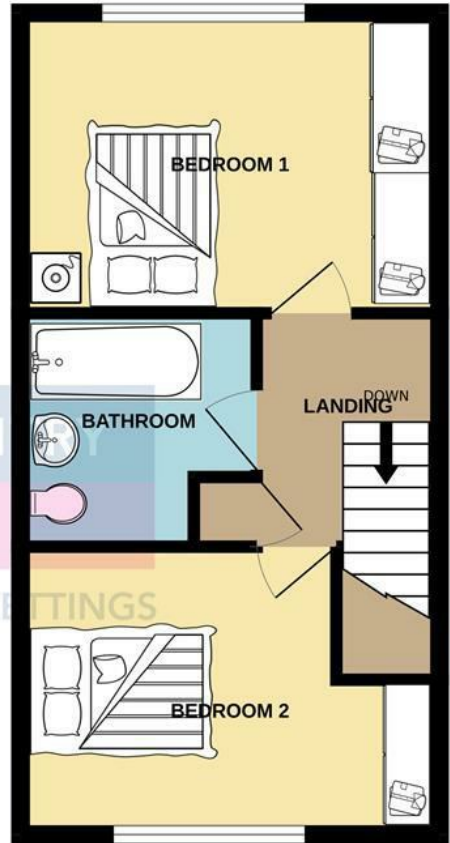




GROUND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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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