



Wrights
01225 755553

Dovecote Close, Trowbridge, Wiltshire, BA14 9TN

£150,000

FREEHOLD PROPERTY WITH GARAGE AND GARDEN!

This spacious and well presented one bedroom maisonette is situated in a quiet cul-de-sac on the Wingfield side of town. The property offers many features including gas central heating, double glazing, garage, off road parking and an enclosed garden.

Sold with the benefit of no onward chain.

Situation

The property is situated in a desirable cul-de-sac within walking distance of the town centre and railway station and close to many local amenities, Primary and Secondary schools. The county town of Trowbridge provides excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge. The world heritage City of Bath is also just 15 miles away, famed for its shopping, period buildings and many places of cultural interest.



Spacious one bedroom first floor maisonette

Freehold property

Quiet cul-de-sac location

Gas central heating with new boiler fitted in 2021

Double glazing

Enclosed garden

Garage

Off road parking

Ideal first time buy or buy to let

No onward chain



The property comprises

Entrance Hall

With stairs to first floor.

Lounge 17' 7" x 11' 6" (5.36m x 3.51m)

Spacious, light and airy room with two radiators and double glazed windows to the front and side.

Kitchen 10' 7" x 6' 7" (3.22m x 2.00m)

With tiled floor, electric wall mounted radiator, a range of eye level and base units, work tops with tiled splash backs, inset sink/drainage unit, electric cooker, washing machine, fridge/freezer and double glazed window to the side.

Bedroom 10' 11" x 9' 5" (3.32m x 2.87m)

With radiator, large boiler cupboard with hanging rail and double glazed window to the front.

Bathroom 5' 9" x 6' 9" (1.74m x 2.05m)

With suite comprising bath with electric shower over, W.C and hand basin, radiator and obscured double glazed window.

Externally

Garden

The property comes with a front garden area as well as its own private enclosed garden to the side, which is laid to lawn and patio, with an outside tap.

Garage and parking 8' 10" x 17' 10" (2.69m x 5.44m)

With up and over door and off road parking for two vehicles in front.

Council tax

The property is in council tax band B.

Tenure

The property is sold as freehold. The garage and driveway parking is leasehold (999 years from 1991)

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast available (source - Ofcom) Predicted maximum download speed -1000

Mobile phone coverage

Outdoor coverage is likely - source Ofcom



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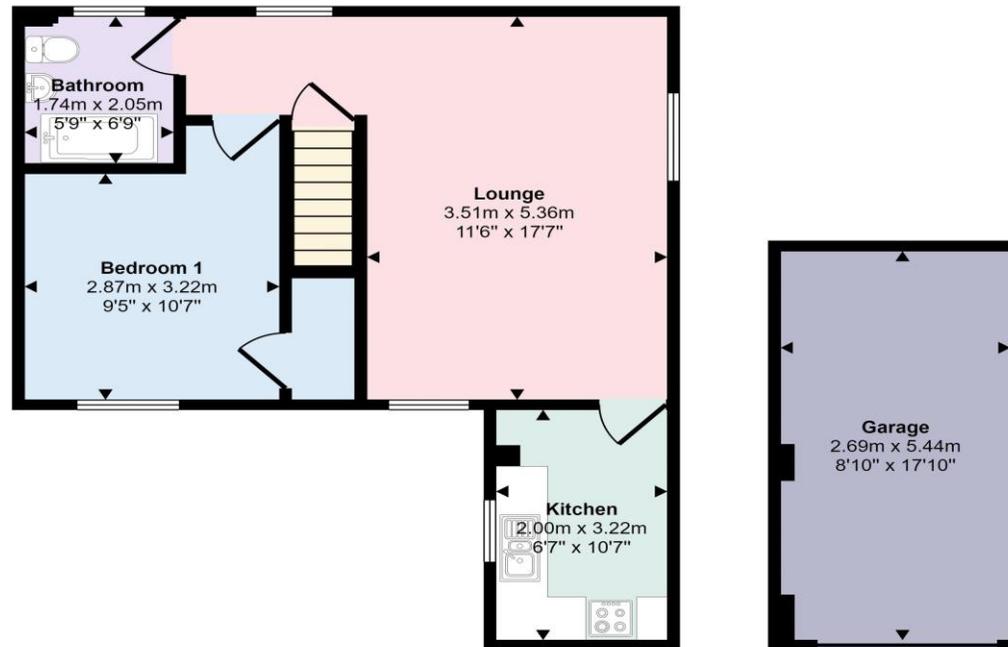


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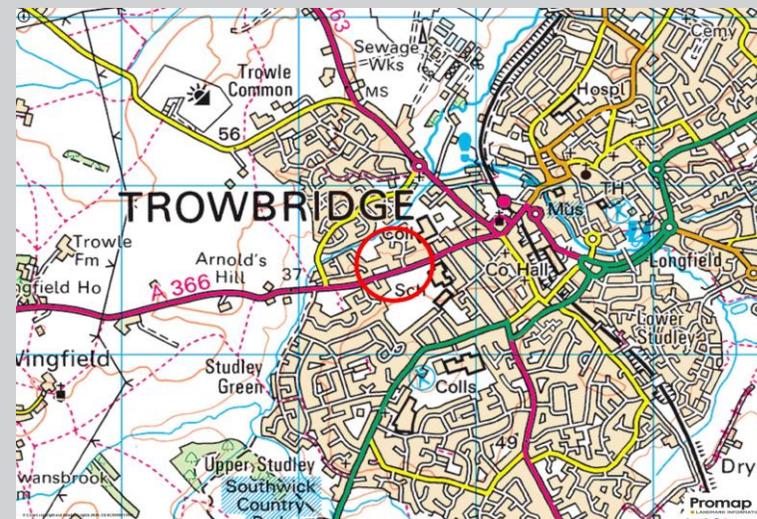
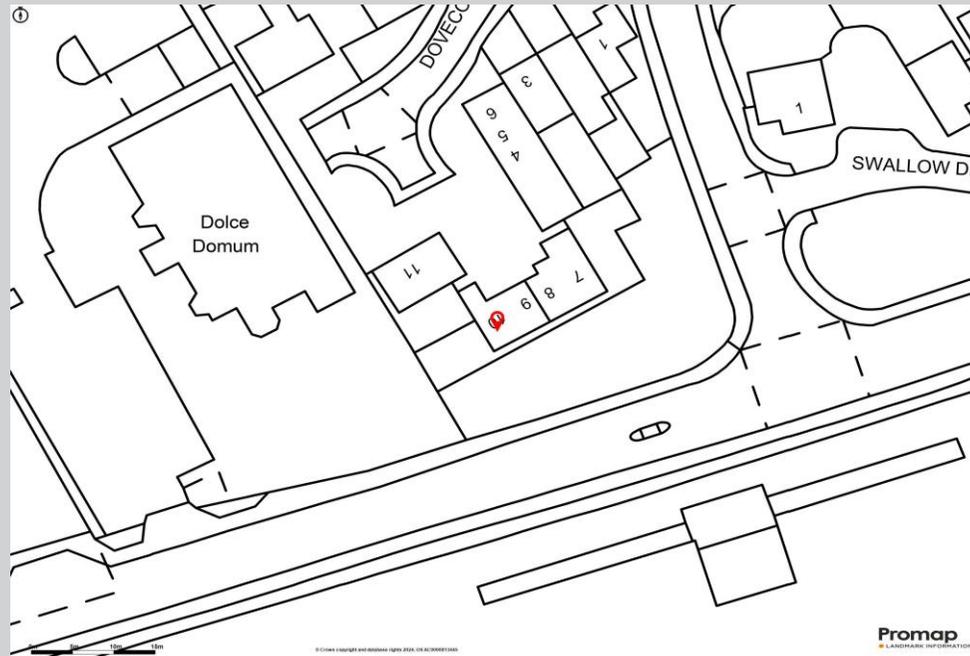
Approx Gross Internal Area
62 sq m / 664 sq ft



Floorplan
Approx 47 sq m / 507 sq ft

Garage
Approx 15 sq m / 157 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.