



**Wrights**  
01225 755553

York Buildings, Trowbridge, Wiltshire, BA14 8PT

£215,000

Wrights Residential are delighted to bring to the market this two bedroom mid terrace property, situated within easy walking distance of Trowbridge town centre and railway station.

Features include an open plan kitchen and living space, downstairs W.C, gas central heating, PVCu double glazing, enclosed rear garden and a new 10 year structural warranty.

Ideal buy to let or first time buy, sold with the benefit of no onward chain!



**Two bedroom terraced property**

**Easy walking distance to town centre and railway station**

**Gas central heating**

**Downstairs W.C**

**PVCu double glazing**

### **Situation**

The properties are well situated for many amenities including the railway station, supermarkets, town centre shops, restaurants and cafes, and the new multiplex cinema.

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

**Enclosed rear garden**

**Ideal buy to let or first time buy**

**10 year structural warranty**

**No onward chain**



## The property comprises

### Ground floor

#### Lounge

*15' 3" x 17' 2" (4.65m x 5.22m) max*

With composite front door, two double panel radiators, stairs to the first floor and PVCu french doors to the rear.

#### Cloakroom

With W.C and hand basin with vanity unit under, double panel radiator and extractor fan.

#### Kitchen

*10' 2" x 6' 1" (3.09m x 1.85m)*

With a range of eye level and base units, worktops with upstands, integrated electric oven and gas hob with extractor hood over, integrated fridge/freezer and washing machine, cupboard housing gas combi boiler, inset ceiling spotlights and PVCu double glazed window to the front.

### First floor

#### Landing

With loft hatch and obscured PVCu double glazed window to the rear.

#### Bedroom 1

*11' 10" x 8' 9" (3.60m x 2.67m)*

With double panel radiator, television point and PVCu double glazed window to the front.

#### Bedroom 2

*8' 0" x 5' 11" (2.44m x 1.80m)*

With double panel radiator, television point and PVCu double glazed window to the front.

#### Bathroom

With white suite comprising bath with electric shower over, hand basin with vanity unit and W.C, heated towel rail, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the rear.

### Externally

#### To the front

Path to the front door. Bike shed and on road parking (non allocated).

#### To the rear

The enclosed rear garden is laid to lawn with a patio seating area.









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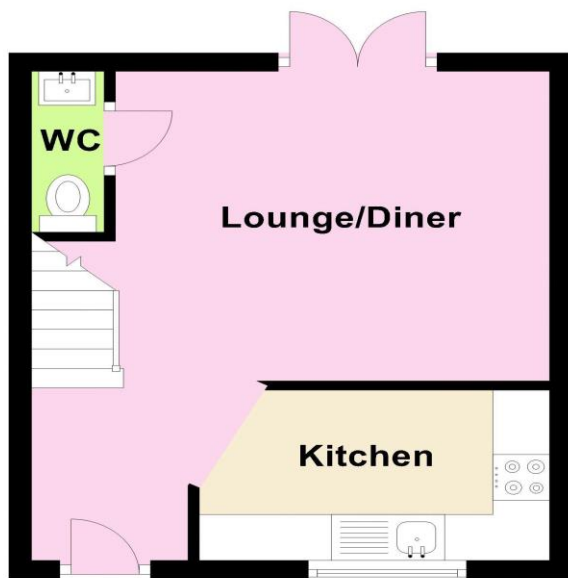
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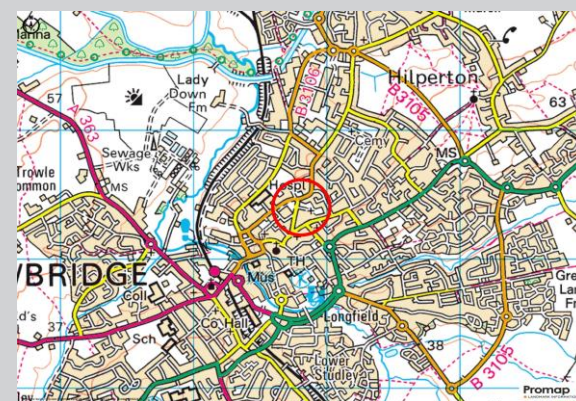
## Ground Floor

Approx. 24.3 sq. metres (261.8 sq. feet)



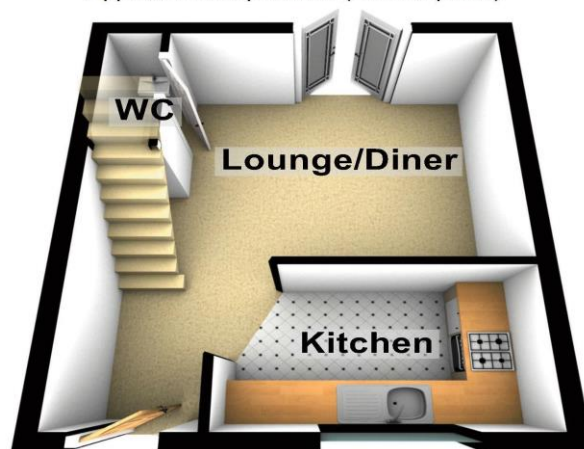
## First Floor

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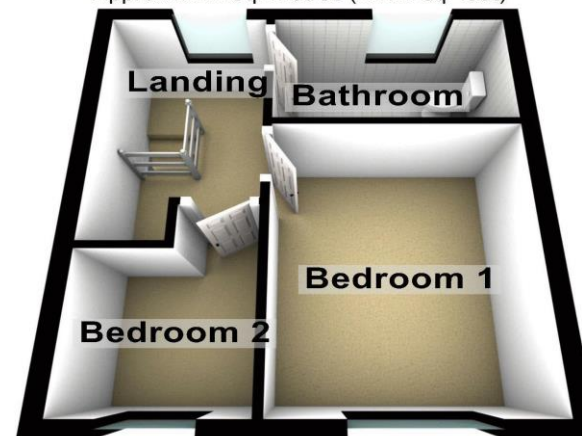
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## Disclaimer

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 and 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.