



**Wrights**  
01225 755553

Buckleaze Close, Trowbridge, Wiltshire, BA14 0US

£120,000

This one bedroom ground floor flat is situated within the popular Holbrook Park development, within walking distance of Trowbridge town centre. Features include an open plan kitchen/living area, double bedroom, bathroom with shower over the bath, electric heating and off road parking for one vehicle. Ideal first time buy or buy to let.

Sold with the benefit of no onward chain.

### The property comprises

#### Lounge 9' 6" x 12' 1" (2.90m x 3.68m)

With wall mounted electric heater and PVCu double glazed window to the front. Open plan into...

#### Kitchen 5' 10" x 9' 6" (1.77m x 2.90m)

With a range of base units, worktops with tiled splash backs, space for cooker, fridge, freezer and washing machine, sink/drain unit, wall mounted gas boiler and PVCu double glazed window to the rear.

#### Bedroom 11' 7" x 8' 4" (3.54m x 2.54m)

With wall mounted electric heater, built in storage cupboard and PVCu double glazed window to the front.

#### Bathroom

With white suite comprising bath with shower attachment, close coupled W.C and pedestal hand basin, extractor fan and obscured PVCu double glazed window to the rear.

### Externally

Path to the front door, next to an area laid to lawn. External storage cupboard. Off road parking for one vehicle.

### Council tax

The property is currently in council tax band A.

### Tenure

The property is sold as leasehold with 148 years remaining on the lease. The service charge is currently £453 per annum and there is no ground rent payable.

### Services

Mains gas, electricity, water and drainage are connected. The property is heated by wall mounted electric heaters. Water is heated by a gas fire boiler. Please note that the Agent has not tested any appliances.

### Broadband

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

### Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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### Disclaimer

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