



Wrights
01225 755553

Talbot Road, Trowbridge, Wiltshire, BA14 9JP

£156,500

This recently renovated and exceptionally spacious two bedroom first floor maisonette is situated within walking distance of Southwick Country Park on the outskirts of Trowbridge.

Features include new gas central heating, new PVCu double glazing, an updated kitchen and bathroom, lots of storage including a boarded loft and a secure brick built storage shed, lovely views to the rear, driveway parking for three vehicles and a large rear garden.

Situation

The property is situated in a well established residential area within walking distance of Southwick Country Park on the outskirts of Trowbridge.

The property is also conveniently situated within easy reach of local schools, Trowbridge town centre and railway station. 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 11 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Spacious two bedroom
first floor maisonette**

Recently renovated

New gas central heating

**New PVCu double
glazing**

Lots of storage

Lovely views to the rear

**Driveway parking for
three vehicles**

Large rear garden

**Viewing highly
recommended**



The property comprises

Entrance Hall

With PVCu front door and stairs leading to the first floor.

Landing

With radiator, loft hatch (the loft is boarded with a pull down ladder) and built in storage cupboard.

Kitchen/Breakfast Room

13' 6" x 8' 4" (4.12m x 2.53m)

With wood laminate flooring, double panel radiator, a range of eye level and base units, sink/drain unit, space for cooker, fridge freezer, washing machine, dishwasher and tumble dryer, built in storage cupboard, cupboard housing Ideal gas combi boiler (1 year old) and PVCu double glazed window to the rear.

Lounge

14' 4" x 12' 1" (4.38m x 3.69m) max

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

Bedroom 1

13' 11" x 8' 8" (4.24m x 2.64m)

With double panel radiator, built in wardrobe and PVCu double glazed window to the front.

Bedroom 2

11' 11" x 8' 10" (3.64m x 2.70m)

With double panel radiator, built in wardrobe and PVCu double glazed window to the rear.

Bathroom

With white suite comprising bath with mains shower over, hand basin with vanity unit and w.c, heated towel rail, tiled splashbacks and obscured PVCu double glazed window to the rear.

Externally

To the side

Block paved driveway for up to three cars, spacious brick built storage shed (8ft by 4.5ft) with PVCu double glazed door and double glazed window.

To the rear

The exceptionally large rear garden is laid to lawn with a path to one side and water butt.

Council tax

The property is currently in council tax band A with the rate payable for 2021/2022 being £1,378.14.

Tenure

The property is sold as leasehold with approximately 111 years remaining on the lease. Ground rent and service charges are just £60 per annum including building insurance.



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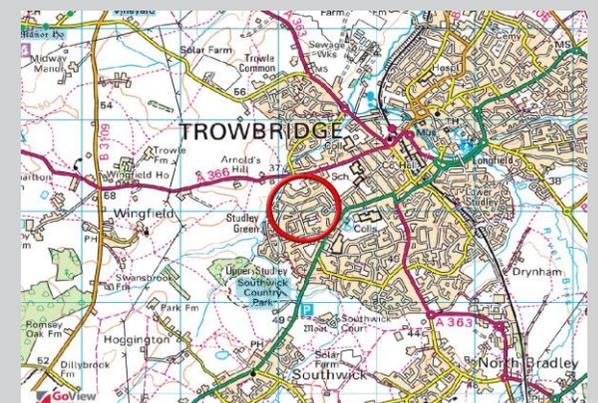
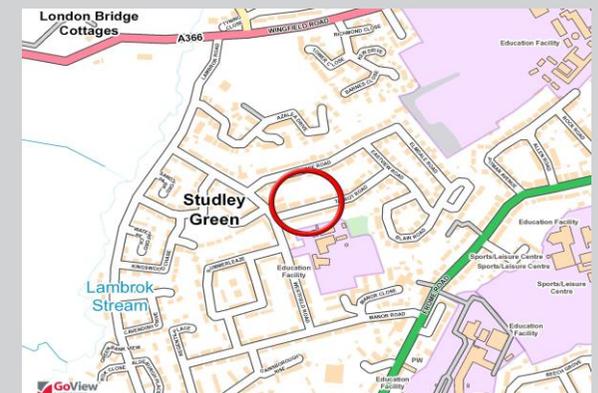
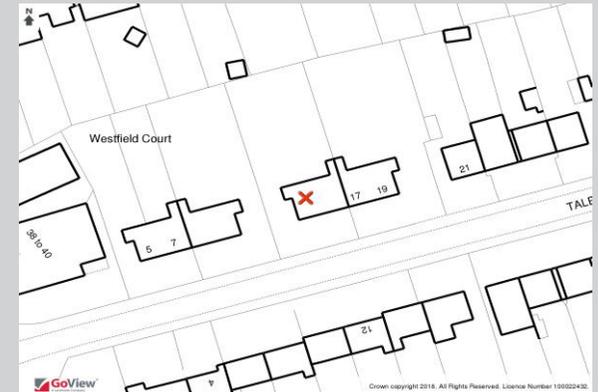
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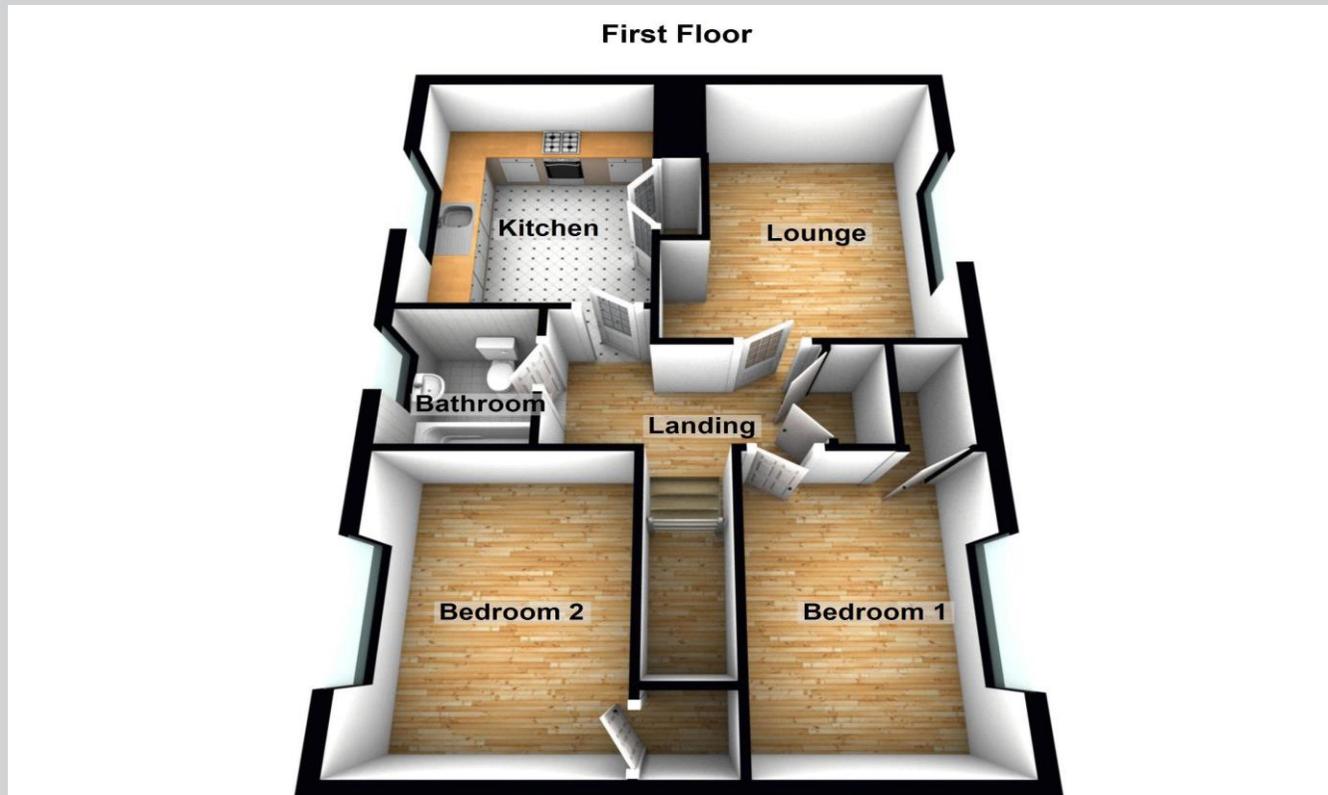
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2D FLOORPLAN

First Floor



3D FLOORPLAN





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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.