



**Wrights**  
01225 755553

Talbot Road, Trowbridge, Wiltshire, BA14 9JP

£170,000

This recently renovated two bedroom first floor maisonette is situated within a well established residential development, conveniently located close to a range of local amenities, including Trowbridge railway station.

Features include two double bedrooms, a newly fitted kitchen and modern shower room, a variety of built-in storage and new PVCu double glazed windows throughout.

Externally the property benefits from a substantial garden offering excellent potential, as well as a useful store room with power.



**Two double bedrooms**  
**First floor maisonette**  
**Recently renovated throughout**  
**Private entrance**  
**Store room with power**

### Situation

The property is situated close to many local amenities including a choice of Primary and Secondary schools and Trowbridge railway station.

The town centre of Trowbridge is also within easy reach, providing 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.

**Large accessible loft space**

**Substantial garden**

**Gas combi boiler**

**New PVCu double glazed windows throughout**



The property comprises

#### Ground floor

##### Porch

With PVCu double glazed windows and front door leading to the entrance hall.

##### Store room 4' 4" x 7' 5" (1.33m x 2.27m)

With power and electric.

##### Entrance hall

With inset ceiling spotlights.

#### First floor

##### First Floor Landing

With storage cupboard and loft hatch.

##### Kitchen 14' 0" x 8' 6" (4.26m x 2.58m)

Recently renovated with a range of eye level and base units, integrated electric oven and hob with extractor hood over, one and a half bowl sink/drainers unit, space for fridge/freezer, washing machine, built in storage cupboard, radiator and PVCu double glazed window to the rear.

##### Lounge 14' 9" x 11' 4" (4.49m x 3.46m)

With inset ceiling spotlights, radiator and PVCu double glazed windows to the front.

##### Bedroom 1 13' 11" x 8' 10" (4.23m x 2.69m)

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

##### Bedroom 2 12' 1" x 8' 11" (3.68m x 2.72m)

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

##### Shower Room 6' 4" x 5' 4" (1.94m x 1.62m)

Recently renovated with fully tiled flooring and walls, white suite comprising shower enclosure with mains rainfall shower attachment, close coupled W.C and hand basin with vanity unit, radiator, extractor fan and obscured PVCu double glazed window to the rear.

#### Externally

##### To the rear

The property benefits from a generously sized garden, predominantly laid to lawn, with a separate raised decking area. While the garden requires some maintenance, it offers excellent potential to create a fantastic outdoor space to complement the home.

#### Tenure

The property is sold as leasehold with a 125 year lease which commenced in 1994, with 194 years remaining. Ground rent is £10 per annum and service charges are approximately £80 per annum.

#### Council Tax

The property is currently in council tax band A.



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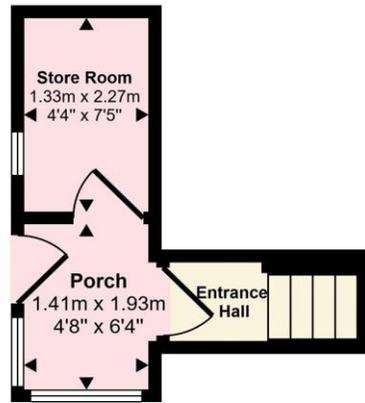


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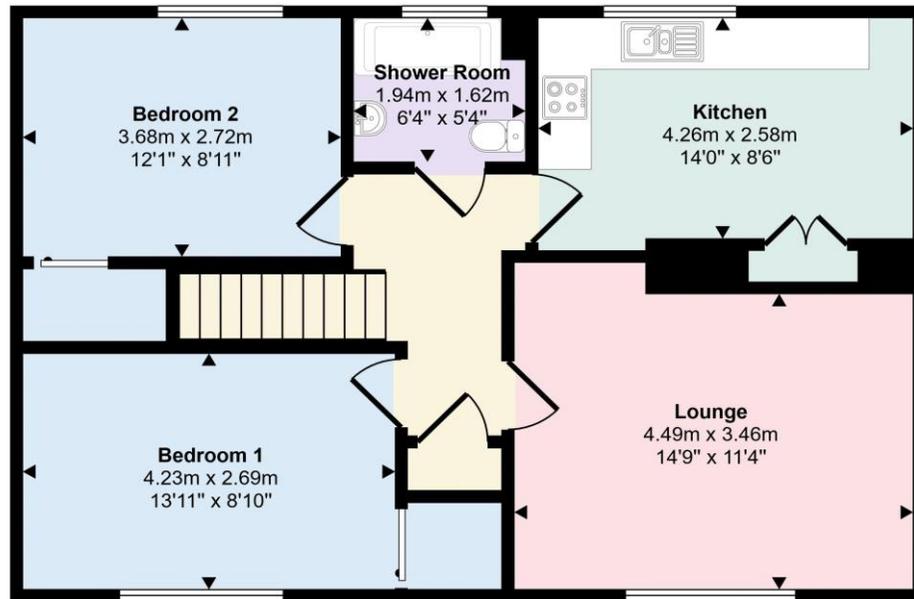
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Approx Gross Internal Area  
75 sq m / 811 sq ft

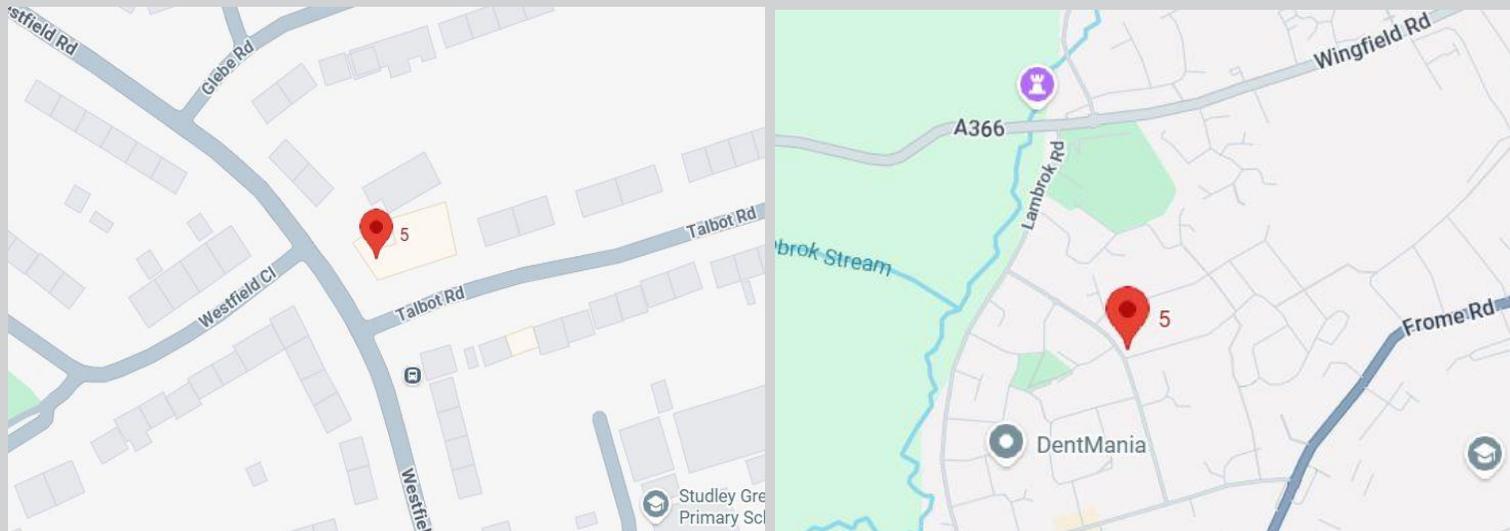


Ground Floor  
Approx 8 sq m / 89 sq ft



First Floor  
Approx 67 sq m / 722 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

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