



Wrights
01225 755553

The Gatehouse, Conigre, Trowbridge, Wiltshire, BA14 8RE

£199,950

This two bedroom Grade II listed character property is situated in a prestigious gated development, within walking distance of Trowbridge town centre and railway station. The property boasts a spacious lounge/diner, many period features including feature windows and exposed timber beams, one allocated parking space, courtyard garden and gas central heating.

Sold with the benefit of no onward chain.

Situation

The property is situated within an award winning gated development close to many local amenities including Trowbridge railway station, Sainsburys supermarket and the town centre, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants. 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.



**Stunning two bedroom
period property**

**Situated within a secure
gated development**

**Close to town centre and
railway station**

Gas central heating

Full of character

Grade II listed

Courtyard garden

Secure allocated parking

**Sold with no onward
chain**



The property comprises

Ground Floor

Lounge/Diner

23' 2" x 16' 8" (7.07m x 5.08m) max

This generous reception room offers two double panel radiators, television point, stairs to first floor with storage cupboard under and two stunning bespoke windows to the front.

Kitchen

8' 4" x 7' 11" (2.54m x 2.42m)

With a range of eye level and base units, worktops with tiled splash backs, sink/drainers, integrated electric oven and four ring hob with extractor hood over, space for integrated dishwasher and tumble drier, space for washing machine and fridge freezer, wall mounted gas boiler and window to the rear.

First Floor

Landing

With doors to both bedrooms and the bathroom.

Bedroom 1

16' 8" x 14' 6" (5.08m x 4.43m) max

This spacious, light and airy double bedroom offers two double panel radiators, a television point, door opening into bedroom 2 and four windows including two feature port-hole windows to the front and a mullion window to the side.

Bedroom 2

12' 4" x 9' 5" (3.75m x 2.87m) max

With double panel radiator, television point, storage cupboard over the stairs and feature port-hole window to the front.

Bathroom

8' 4" x 7' 11" (2.54m x 2.42m)

The spacious bathroom offers fully tiled walls, a white suite comprising bath with shower attachment over, low level W.C and pedestal hand basin, shaving point and light, extractor fan, radiator and obscured window to the rear.

Externally

To the front of the property is a private courtyard garden. There is also secure allocated parking for one vehicle.

Tenure

The property is sold with a share of the freehold and a 999 year lease which commenced in 2003. Service charges are currently £144 per month which includes buildings insurance and maintenance of communal areas.

Council tax

The property is currently in council tax band C.

Services

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

Broadband

Super fast broadband is available (source - Ofcom) Predicted maximum download speed - 71Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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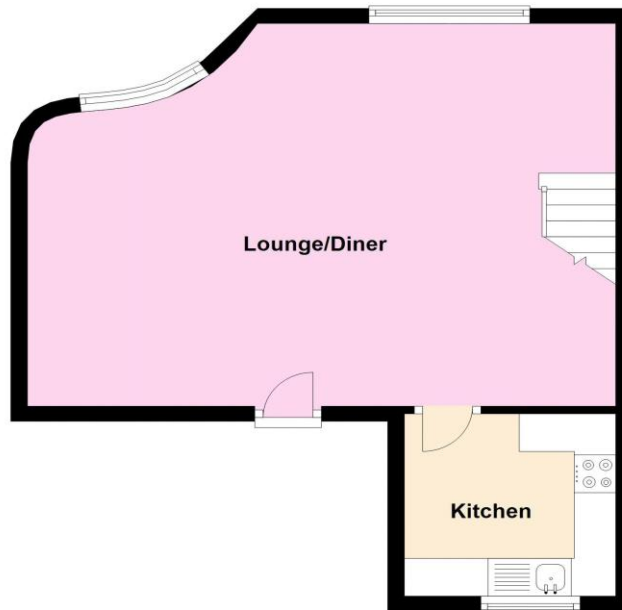
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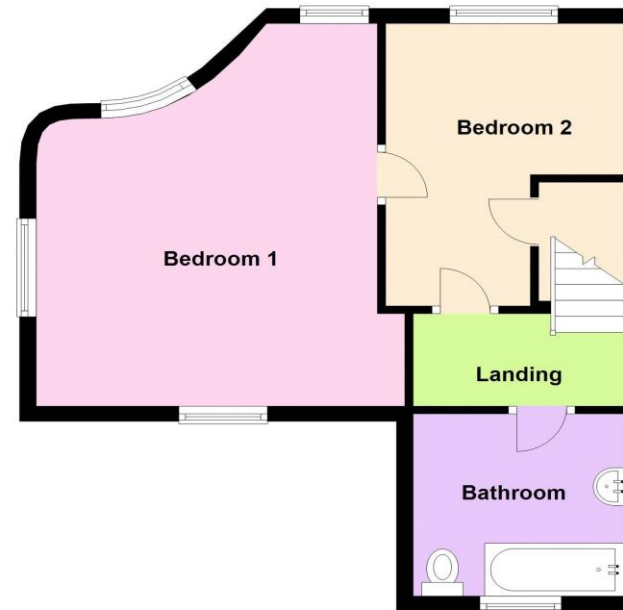
Ground Floor

Approx. 40.2 sq. metres (433.2 sq. feet)

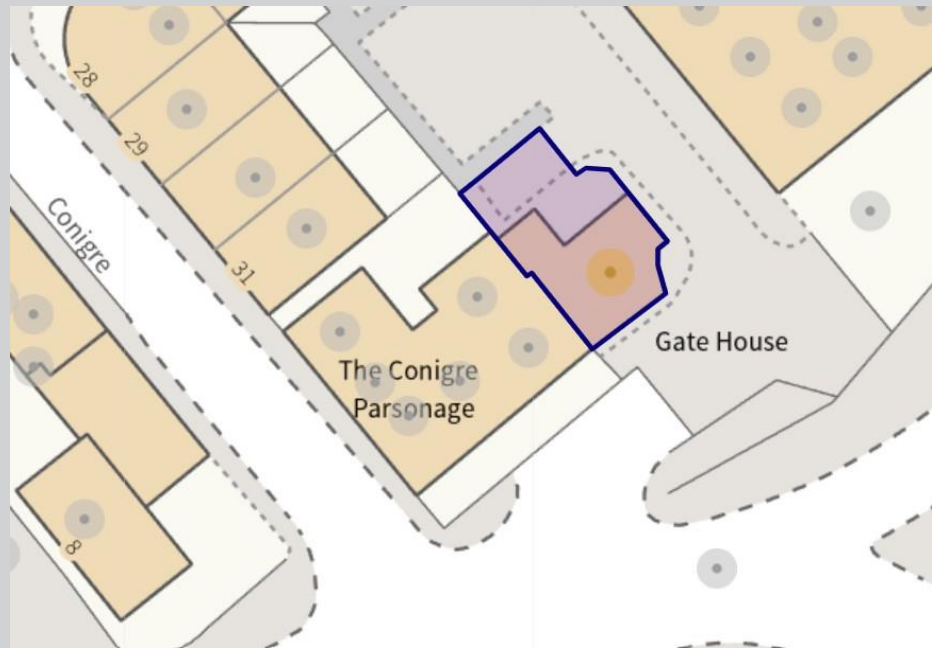


First Floor

Approx. 39.7 sq. metres (427.8 sq. feet)



Total area: approx. 80.0 sq. metres (861.0 sq. feet)





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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.