



📍 12 Chaffinch Drive, Trowbridge, Wiltshire, BA14 9TR

🏠 £210,000

A modern, smartly presented and very well located, two bedroom, mid terrace house with level, predominately lawned garden, garage and driveway parking, which is tucked away in a cul de sac, within walking distance of schools, the train station and amenities.

- Modern, Mid Terrace House
- Two Bedrooms
- Good Sized Sitting/Dining Room
- Bathroom With White Suite
- Gas Central Heating & UPVC Double Glazing
- Neutral Décor Throughout
- Private Garden With Sunny Aspect
- Garage & Driveway Parking
- Popular Location
- NO ONWARD CHAIN

🏡 Freehold

🏠 EPC Rating C



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The property offers accommodation over two floors comprising; entrance hall, good sized sitting/dining room with patio doors opening onto the garden, kitchen, two bedrooms with built in wardrobes and a bathroom with white suite.

Externally; there is a lawned garden to the front and paved path leading to the front door. To the rear there is a well enclosed garden with gravelled seating area and level lawn. The garden enjoys a sunny aspect and a good deal of privacy.

Single garage with up and over door to front, situated in the block running perpendicular to the terrace (middle of three). Driveway parking in front.

The property will no doubt appeal to first time buyers and benefits from neutral décor throughout, gas central heating and UPVC double glazing.

Note: Under section 21 of the Estate Agents Act we hereby give notice that the vendor of this property is a relative of a Strakers member of staff.

Situation

Chaffinch Drive forms part of a popular, 1990's built development, which is situated on the western side of Trowbridge. Trowbridge is the County town of Wiltshire and offers a wide range of amenities including various supermarkets and retail outlets, swimming pool and sports centres, library, doctors and dental surgeries, cinema complex with various bars and restaurants and a mainline railway station providing direct access to the cities of Bath, Bristol and London Waterloo. There are also numerous primary schools and three secondary schools. The World Heritage City of Bath is about 12 miles away and provides an extensive range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath Spa, a cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

Property Information

Council Tax Band; B

EPC Rating; C

Freehold

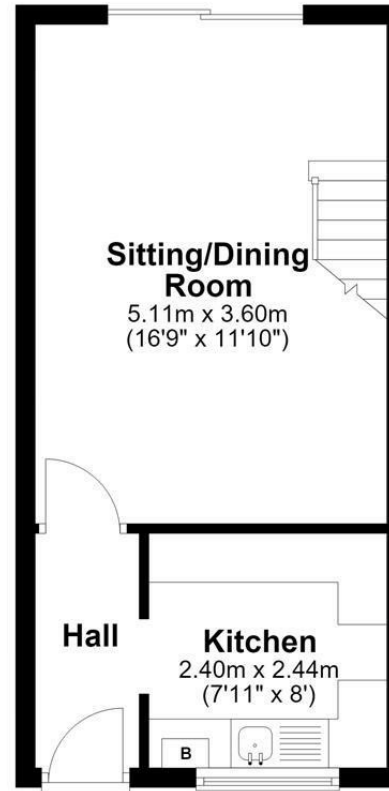
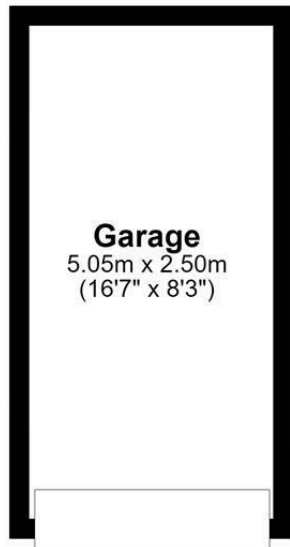
Mains Services

Gas Fired Central Heating & UPVC Double Glazing



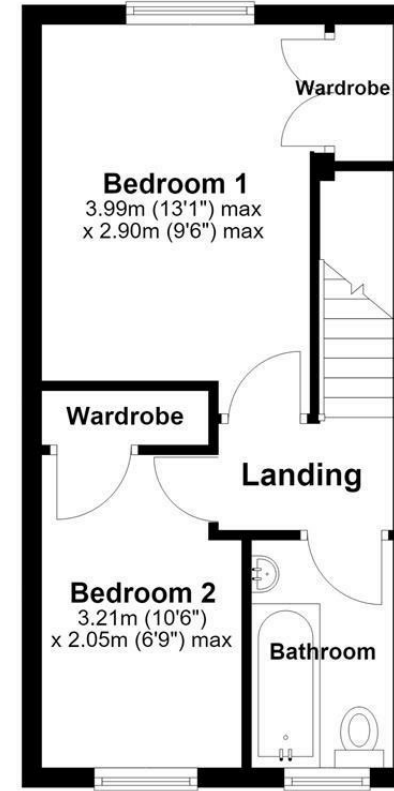
Ground Floor

Approx. 40.1 sq. metres (431.1 sq. feet)



First Floor

Approx. 27.4 sq. metres (295.0 sq. feet)



Total area: approx. 67.5 sq. metres (726.1 sq. feet)

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.