

20 Speedwell Close

Trowbridge BA14 0YA

- Ideal Investment or FTB
- Living Room
- Two Good Sized Bedrooms
- UPVC double Glazing & Gas Central Heating
- Garage & Driveway
- Cul-de-Sac Location in Wiltshire Drive
- Modern Kitchen/Diner
- Modern Bathroom
- Enclosed Private Garden
- No Onward Chain

Guide Price £210,000



Entrance Porch

UPVC double glazed door to the front. Stairs to the first floor. RCD unit. Wood effect flooring. Panelled door to the:

Living Room

13'8" x 13'1" max (4.19 x 4.01 max)
UPVC double glazed window to the front. Radiator. Television and telephone points. Panelled door to the:

Kitchen/Diner

13'8" x 7'4" (4.18 x 2.24)
UPVC double glazed window and door to the rear. Selection of wall and base mounted units with contrasting tiled surrounds and rolled top work surfaces. Stainless steel single sink drainer unit with swan neck mixer tap. Space for cooker. Plumbing for washing machine. Space for fridge/freezer. Space for additional appliance. Space for table. Wood effect vinyl flooring.



FIRST FLOOR

Landing

Access to loft space with ladder and light. Smoke alarm. Panelled doors off and into:

Bedroom One

11'6" x 10'4" (3.51 x 3.16)
UPVC double glazed window to the front. Radiator. Panelled door to airing cupboard with Vaillant combi boiler and shelving. High level television point.

Bedroom Two

9'1" x 7'0" (2.77 x 2.14)
UPVC double glazed window to the rear. Radiator.

Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with fully tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual flush. Wood effect flooring.

EXTERNALLY

To The Front

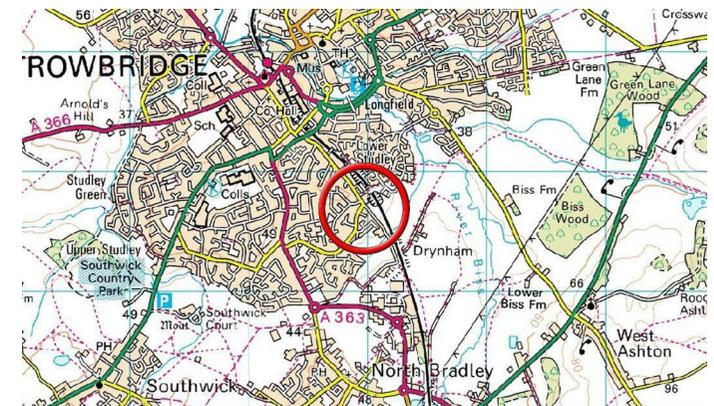
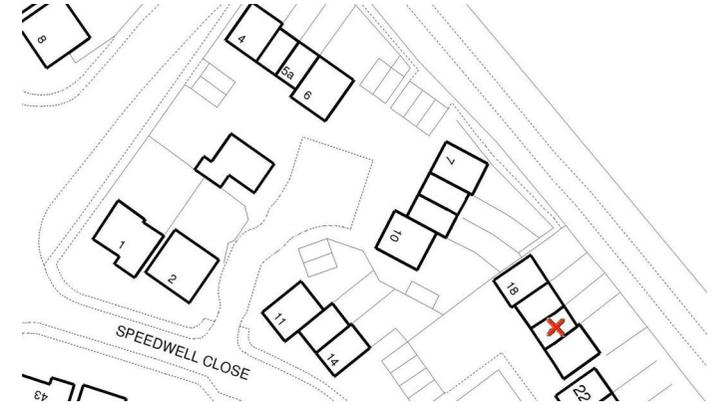
Path to the front door with storm porch over. Area laid to lawn with a variety of plants and shrubs.

To The Rear

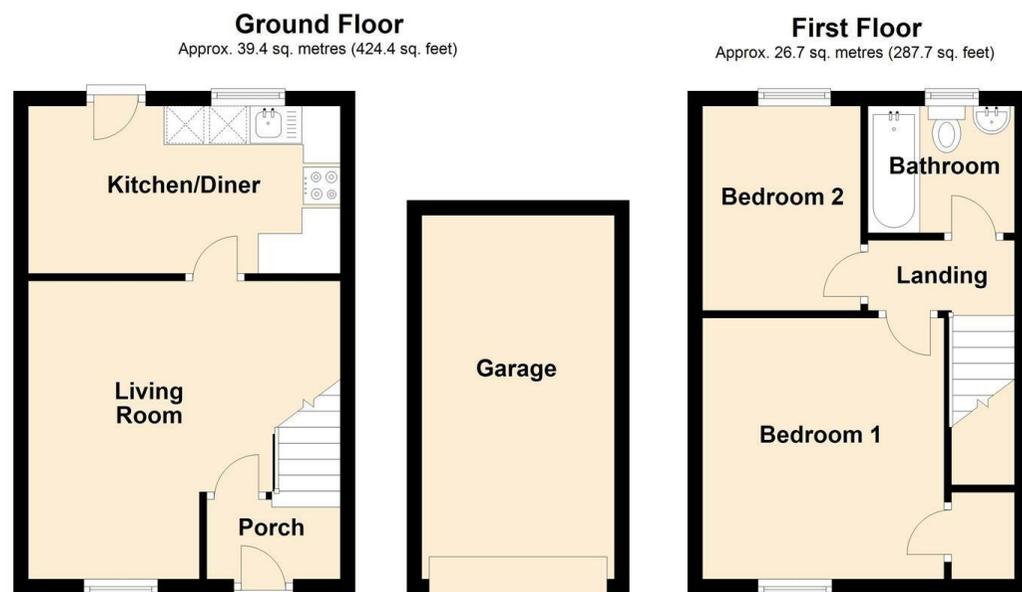
Enclosed private rear gardens comprising patio area to the immediate rear and area laid to lawn. Enclosed by fencing with gated rear pedestrian access.

Garage & Parking

Located in an adjacent block. Up and over door to the front. Eaves storage. Parking space to the front.



Tenure **Freehold**
Council Tax Band **B**
EPC Rating **C**



Total area: approx. 66.2 sq. metres (712.1 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.