

Sold

3 BEDROOM TERRACED | INNOX ROAD, BA14 | £200,000



## DESCRIPTION

Older style bay-fronted terrace house that combines plenty of period charm with contemporary styling to create a light and airy open plan living space downstairs with the additional benefit of a refitted kitchen and useful utility room / WC. Upstairs there are three bedrooms, two of which are generous doubles with wrought iron fireplaces and a refitted smartly appointed shower room. Externally there are gardens to both the front and rear and ample off road parking with a car port and single garage accessed to the rear.

Ideally situated to the west of the town centre, the property offers good access to all the local amenities found in the town which is within a 10 minute walk. Walwayne Court Primary School and The John of Gaunt School are also found within a short walk, making the property an ideal choice as a family home. There is excellent access to local through routes with the nearby Bradford Road providing superb access to nearby Bradford on Avon, whilst commuters are well served with Trowbridge Rail Station (London Paddington) found just a 5 minute walk away.

Tenure: Freehold  
Local Authority: Wiltshire Council  
Council Tax Band: B  
EPC Rating: tbc  
Mains gas, electricity, water and drainage connected.





## KEY FEATURES

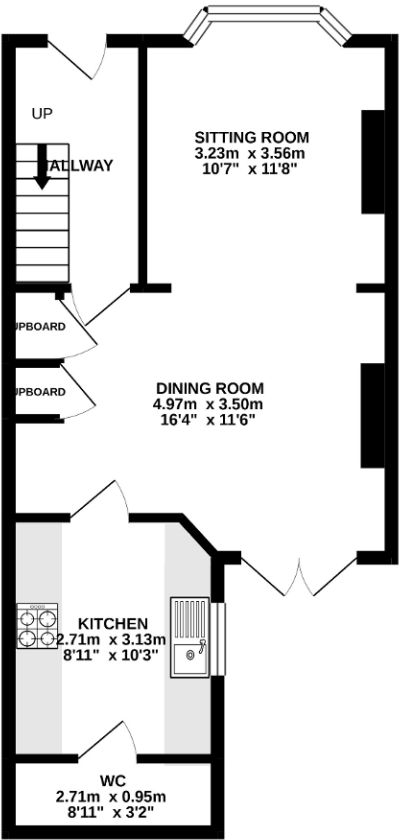
- Older style terrace house
- Open plan living space
- Useful utility room / WC
- Three bedrooms
- Garage and carport
- Renovated to a high standard
- Refitted kitchen
- Refitted shower room
- Period features
- Front and rear gardens



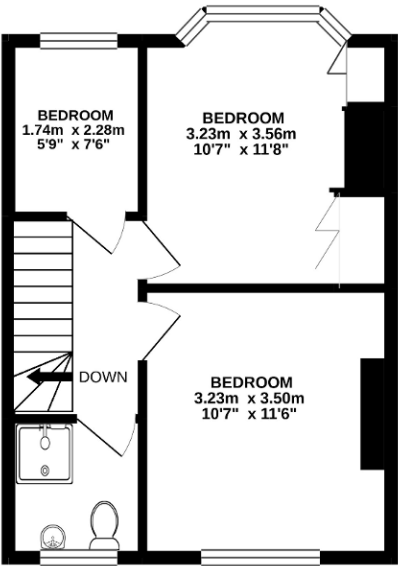




GROUND FLOOR  
42.8 sq.m. (460 sq.ft.) approx.



1ST FLOOR  
32.9 sq.m. (355 sq.ft.) approx.



TOTAL FLOOR AREA : 75.7 sq.m. (815 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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