

Sold

2 BEDROOM TERRACED | SUMMERDOWN WALK, BA14 | £235,000

**DESCRIPTION**

This delightful two bedroom home is perfectly situated in a quiet and safe residential location within a short walk of local shops, schools, open countryside and the popular Spitfire Retail Park. This property will appeal to a wide cross-section of potential purchasers including first time buyers, investment purchasers and those looking to downsize. Internally the property benefits from a fitted kitchen and open plan styling downstairs offering superb living space and light. Upstairs there are two good sized bedrooms and a family bathroom. Externally there are gardens of which are beautifully maintained and very low maintenance to both front and rear. There is also off-road parking to the rear with a garage and driveway. All in all, a wonderful family home that you could move in to without having to lift a finger.

Summerdown Walk is ideally situated to the south of the town centre, the property offers good access to all the local amenities found in the town which is within a 1.2 mile walk. The Clarendon Academy, Trowbridge College, The Grove Primary School and The Spitfire Retail Park are also found within level walking distance, making the property an ideal choice as a family home. There is excellent access to local through routes with the nearby A363 leading to the south towards the A350, whilst commuters are well served with Trowbridge Rail Station found just 1.3 miles to the north.

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



## KEY FEATURES

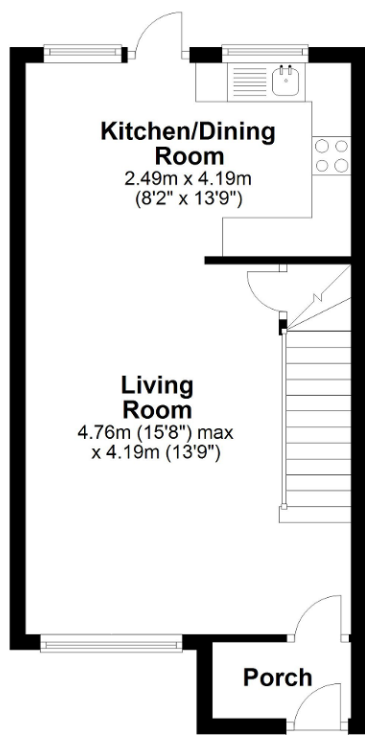
- Two bedroom mid terraced home
- Good sized sitting room
- Family bathroom
- Ideal for first time buyers
- Off road parking
- Open plan modern living
- Fitted kitchen / dining area
- Low maintenance front and rear gardens
- Single garage
- Close to many amenities





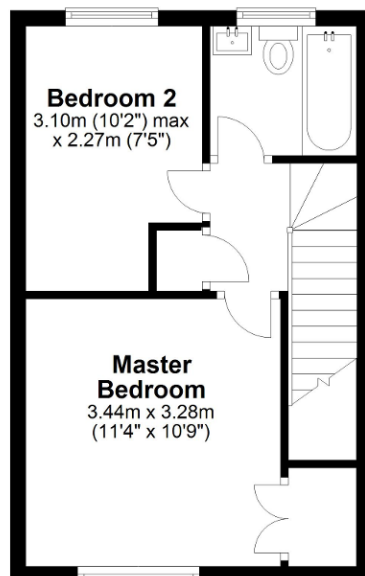
**Ground Floor**

Approx. 32.7 sq. metres (352.3 sq. feet)



**First Floor**

Approx. 28.9 sq. metres (310.5 sq. feet)



Total area: approx. 61.6 sq. metres (662.8 sq. feet)

**ENERGY EFFICIENCY**

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         | 89   B    |
| 69-80                    | C             | 74   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.

**APPLEBY & TOWNEND**

4D Broad Lane Farm  
Seend  
Melksham  
Wiltshire, SN126RJ

Tel: 01225 983 910  
E-mail: [help@applebyandtownend.co.uk](mailto:help@applebyandtownend.co.uk)  
Web: [www.applebyandtownend.co.uk](http://www.applebyandtownend.co.uk)