

Sold

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



## DESCRIPTION

This lovely two bedroom home is ideally situated in a quiet residential location within a short walk of local shops, schools and open countryside. This property will appeal to a wide cross-section of potential purchasers including first and second time buyers, investment purchasers and those looking to downsize. Internally the property benefits from recently refitted kitchen and bathroom, with open plan styling downstairs offering superb living space and light. Externally there are good size gardens to both front and rear and off road parking with a garage and driveway.

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: D

Mains electricity, gas, water and drainage.





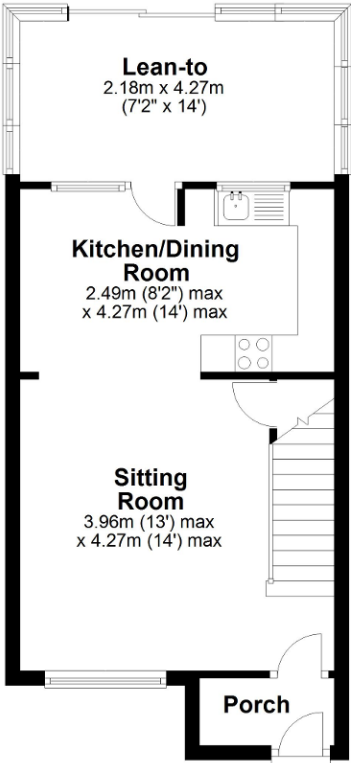
## KEY FEATURES

- Two bedroom mid terraced home
- Spacious sitting room
- Contemporary bathroom
- Ideal first time buy
- Off road driveway parking
- Open plan modern living
- Beautifully fitted Kitchen/dining room
- Fully enclosed rear garden
- Single garage
- Close to open countryside

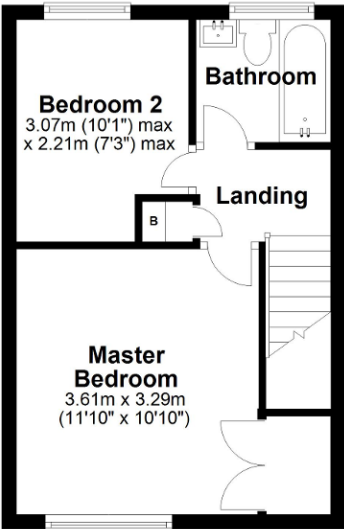








**Ground Floor**  
Approx. 39.6 sq. metres (425.7 sq. feet)



**First Floor**  
Approx. 21.3 sq. metres (229.6 sq. feet)

Total area: approx. 60.9 sq. metres (655.4 sq. feet)

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		91   B
81-91	B		
69-80	C		
55-68	D	57   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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