



2 BEDROOM TERRACED | SUMMERDOWN WALK, BA14 | OFFERS OVER £220,000



## DESCRIPTION

This lovely 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 home 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 contemporary style fitted kitchen and open plan styling downstairs, offering superb living space. Upstairs there are two good sized bedrooms and a family bathroom. Externally there are gardens of which are slightly larger than the rest due to being towards the end of the terrace. There is a superb decked area to the rear which is undercover, perfect for entertaining guests and a large summer house / home office with power and light. There is also off-road parking to the rear with a garage and driveway. All in all, a wonderful property in a quiet desirable location.

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.

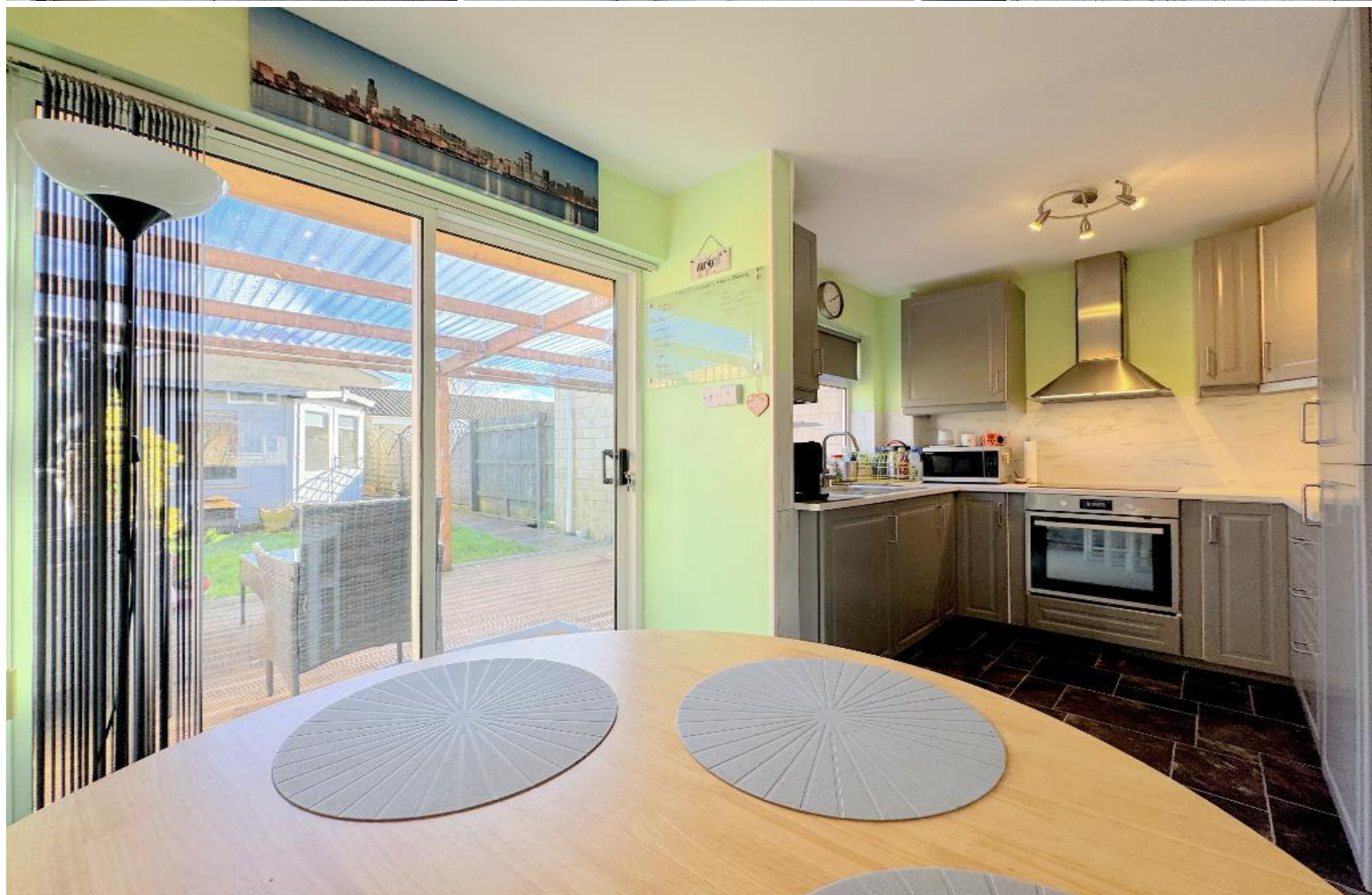
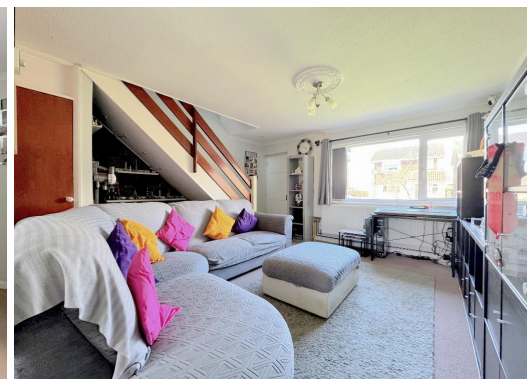
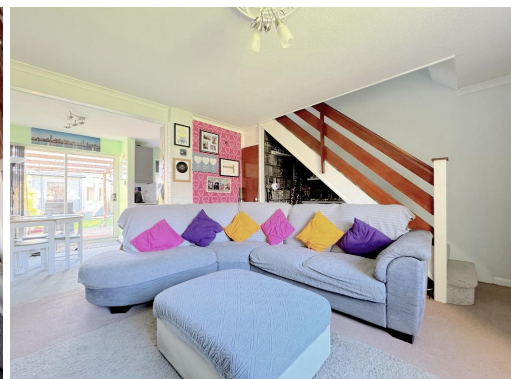
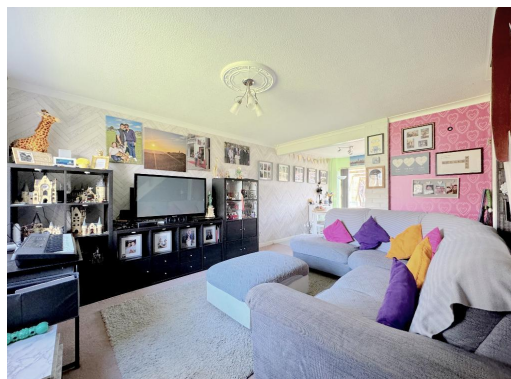
Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: B

EPC Rating: C

Mains electricity, water drainage and new gas combination boiler.





## KEY FEATURES

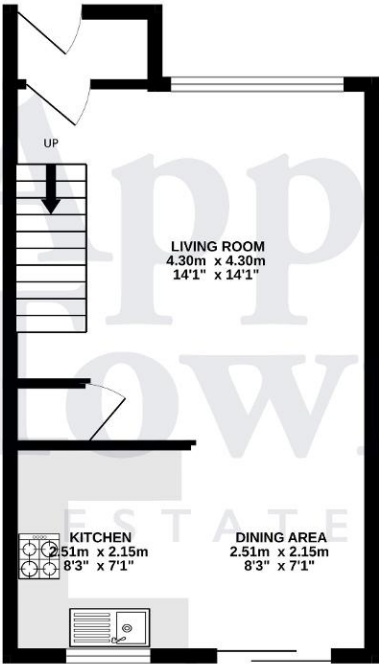
- Two bedroom mid terraced home
- Stylish fitted kitchen / dining area
- Family bathroom
- Superb rear garden with summerhouse
- Single garage
- Open plan modern living
- Good sized sitting room
- Ideal for first time buyers
- Quiet safe location
- Off road parking



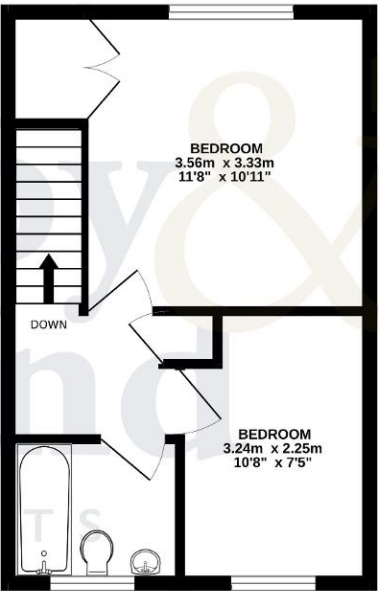




GROUND FLOOR  
30.7 sq.m. (331 sq.ft.) approx.



1ST FLOOR  
29.2 sq.m. (315 sq.ft.) approx.



TOTAL FLOOR AREA : 59.9 sq.m. (645 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		91   B
81-91	B		
69-80	C	73   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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