

Bath Office
35 Brock Street, Bath BA1 2LN
T: (+44 (0)1225 333332
E: bath@cobbfarr.com

Bradford on Avon Office
37 Market Street, Bradford on Avon BA15 1LJ
T: (+44 (0)1225 866111
E: bradfordonavon@cobbfarr.com

cobbfarr.com

**COBB
FARR**

Bath & Bradford on Avon

**COBB
FARR**

Bath & Bradford on Avon

Residential Sales



8 Alderton Way, Trowbridge, BA14 0UE

Situated in a quiet position, a 3 bedroom mid-terrace property with level, south west facing garden and single garage.

Tenure: Freehold

£250,000

Situation

No. 8 Alderton Way is situated on the popular Wiltshire Drive Development with regular bus links to the town centre. Trowbridge is the County town of Wiltshire and thus provides a full range of amenities including various supermarkets and retail outlets, swimming pool and sports centres, library, doctors and dental surgeries, cinema complex with various bars and restaurants and a mainline railway station providing direct access to the cities of Bath, Bristol and London Waterloo. There are also numerous primary schools and three secondary schools.

The World Heritage City of Bath is approximately 12 miles distant and provides a full range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath, cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

The M4 motorway is also within easy access with junctions 17 and 18 both approximately 17 miles away.

Description

Ground Floor

Entrance Hall Accessed via partially obscure glazed front door with tiled flooring, radiator, stairs rising to first floor.

Cloakroom Recently refitted with WC, vanity unit having inset wash hand basin, tiled splashback, extractor fan, tiled flooring.

Living/Dining Room Being dual aspect with box window to front and sliding patio doors to the rear garden, radiators, contemporary style electric fire with mantle over.

Kitchen With a range of floor and wall mounted units having work surface incorporating 1½ bowl stainless steel sink, rear aspect window, gas fired boiler providing domestic hot water and central heating.

First Floor

Landing With access to loft space, airing cupboard housing hot water cylinder.

Bathroom With WC, wash hand basin, panelled bath with shower attachment, partially tiled walls, tiled flooring, radiator, extractor fan, front aspect obscure glazed window.

Bedroom 1 With rear aspect window, radiator.

Bedroom 2 With rear aspect window, radiator.

Bedroom 3 With front aspect window radiator.

Externally

To the front of the property is an easily maintained paved and gravelled garden.

The rear garden is southwest facing and predominantly laid to level lawn with a paved patio and timber built garden shed.

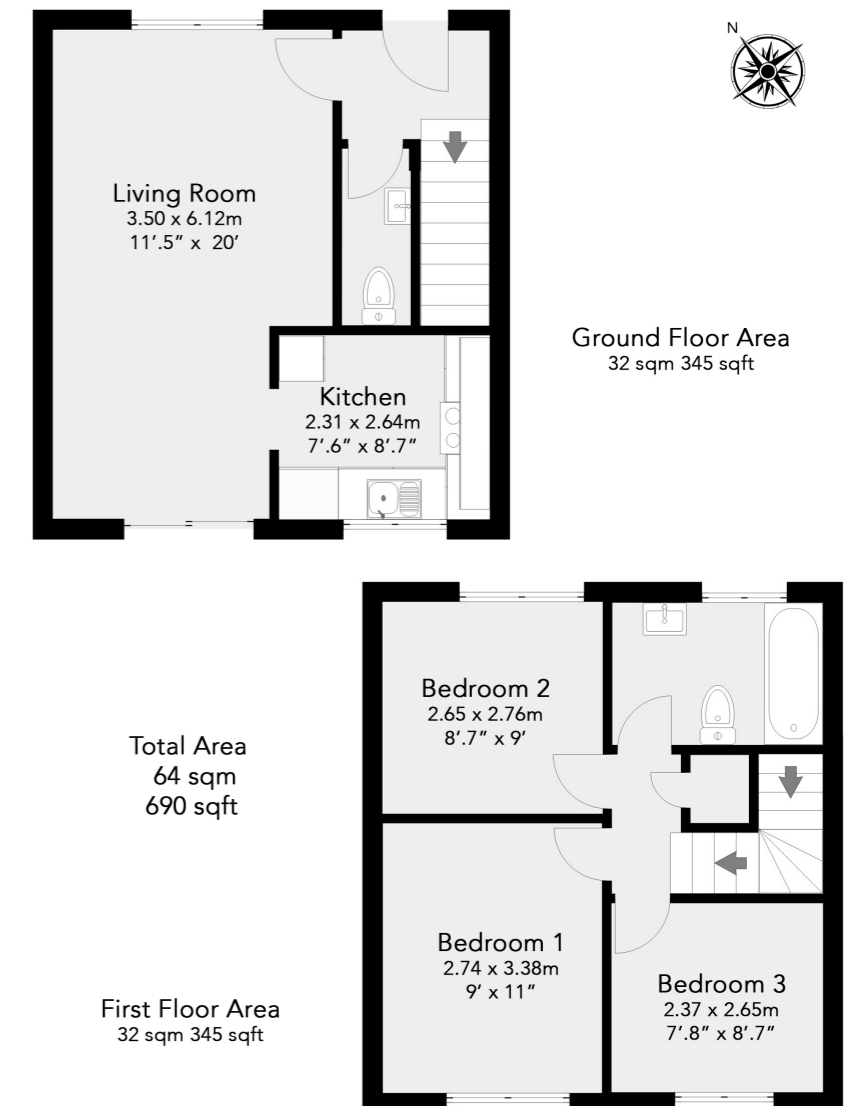
The property also benefits from a single garage en bloc.

Key Features

- 3 bedrooms
- Mid terrace property
- Private southwest facing garden
- Garage en bloc
- No onward chain

Floor Plan

8 Alderton Way, Trowbridge, BA14 0UE



General Information

Services: We are advised that all mains services are connected.

Heating: Gas fired central heating

Local Authority: Wiltshire Council

Council Tax Band: Band B – £1,892.03

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent