



**DAVIES
& DAVIES**

6 INNOX MILL CLOSE, TROWBRIDGE, BA14 9BA

£175,000

- TWO DOUBLE BEDROOMS
- LARGE LIVING ROOM
- LOW MAINTENANCE GARDEN
- RIVER VIEWS
- ALLOCATED PARKING
- EPC: D

Found a short walk from Trowbridge Station and the town centre, this two double bedroom home is in a superb spot overlooking the river. A generous living room has French doors onto a low maintenance garden whilst the property further benefits from allocated parking. A great property not to be missed.

Stepping through the front door you find an entrance hall with doors to both the kitchen and living room. Stairs lead to the first floor with a useful under stairs cupboard. The kitchen has a range of fitted units and a great deal of work surface over. To the rear of the house you have a large living room with French doors onto the garden that could also be used as a lounge-diner. Heading upstairs you have a generous main bedroom with built in wardrobes and freestanding wardrobes which can stay if a buyer would like them. The second bedroom is another double and enjoys a lovely outlook of the garden and river beyond.

Externally, both the front and rear gardens are laid with artificial lawn to reduce maintenance whilst the rear garden also has a small patio. Allocated parking can be found to the right of the terrace with the space for this property being next to the trees on the right hand side.

DIRECTIONS

Heading away from Trowbridge town centre along Bradford Road (A363), turn right into Innox Road. At the end of the road, follow it to the left where it becomes Innox Mill Close. The property will be on your right hand side.

COUNCIL TAX B* - £1,607.83 (from April 2021). For further information please contact Wiltshire Council on 0300 456 0109. *Properties altered/extended since 1st April 1993 could be subject to review.



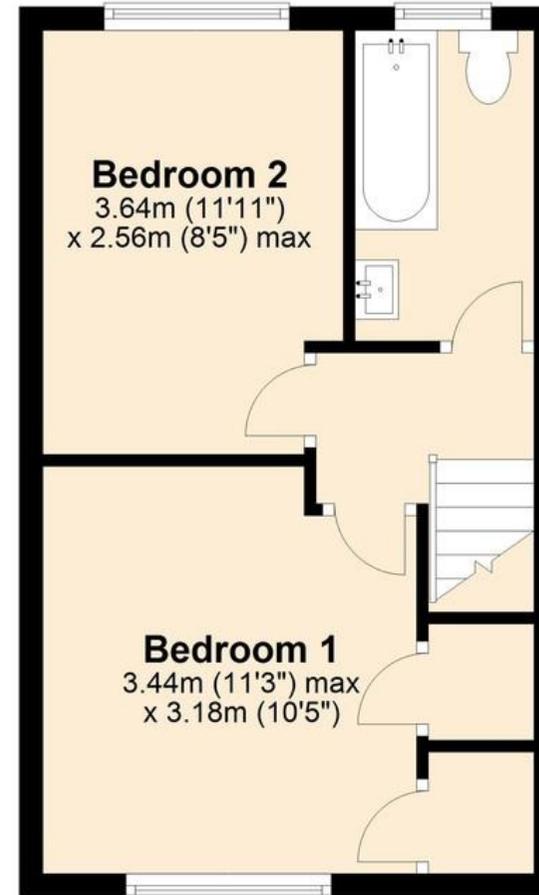
Ground Floor

Approx. 29.7 sq. metres (320.2 sq. feet)



First Floor

Approx. 29.7 sq. metres (320.2 sq. feet)



Total area: approx. 59.5 sq. metres (640.4 sq. feet)

Note: The Money Laundering Regulations 2017 – Intending purchasers will be asked to produce identification documentation at the point of agreeing a sale and information regarding how the purchase is to be funded.

Note: These particulars are provided for guidance only and do not constitute any offer, contract or part thereof. Interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Neither the vendor nor Davies & Davies makes any representation or warranty as to this property.

