



**DAVIES  
& DAVIES**

16 COUNTY WAY  
TROWBRIDGE  
BA14 0NB

£260,000

- MODERN THREE BEDROOM HOME
- CLOSE TO TOWN CENTRE
- BEAUTIFULLY PRESENTED
- STYLISH MODERN KITCHEN
- DOWNSTAIRS CLOAKROOM
- GAS CENTRAL HEATING
- GARAGE & DRIVEWAY PARKING
- ENCLOSED REAR GARDEN
- EPC RATING TO FOLLOW

This beautifully presented three bedroom home is found a short distance from the town centre and benefits from driveway parking leading to a garage. The stylish interior includes a modern kitchen and recently upgraded flooring whilst to the rear you find an enclosed, south-easterly facing garden.

Entering the property you step into the entrance hall which has stairs to the first floor and leads to the downstairs cloakroom, kitchen and spacious lounge-diner. The kitchen boasts a range of fitted wall and floor units with a good amount of work top space. The lounge-diner is a great size and has stylish flooring as well as French doors onto the garden and a large built in storage cupboard. Upstairs you have three bedrooms along with the three-piece bathroom.

The south-easterly facing rear garden is fairly low maintenance and enclosed with wooden fencing with side gate to the parking area. Here you find driveway parking leading to the garage which adjoins the house and has light and power.

DIRECTIONS

From the Longfield roundabout, drive up County Way. This property will be on your left hand side although the garage and parking area is accessed via the left hand turning off Lamplighters Walk.

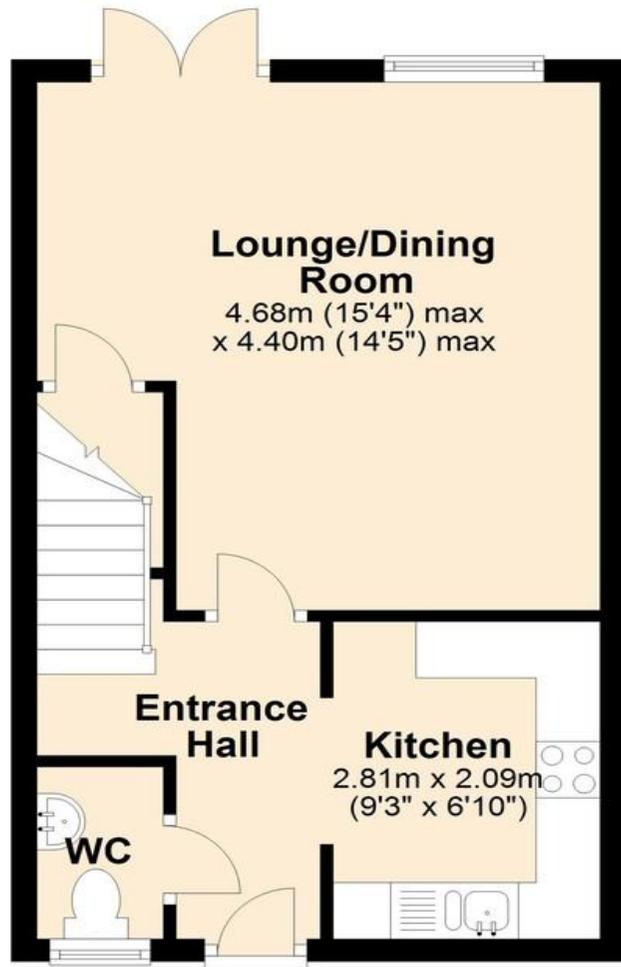
COUNCIL TAX C - £1909.07 (From April 2022).  
For further information contact Wiltshire Council Tel: 0300 456 0109

TENURE Freehold



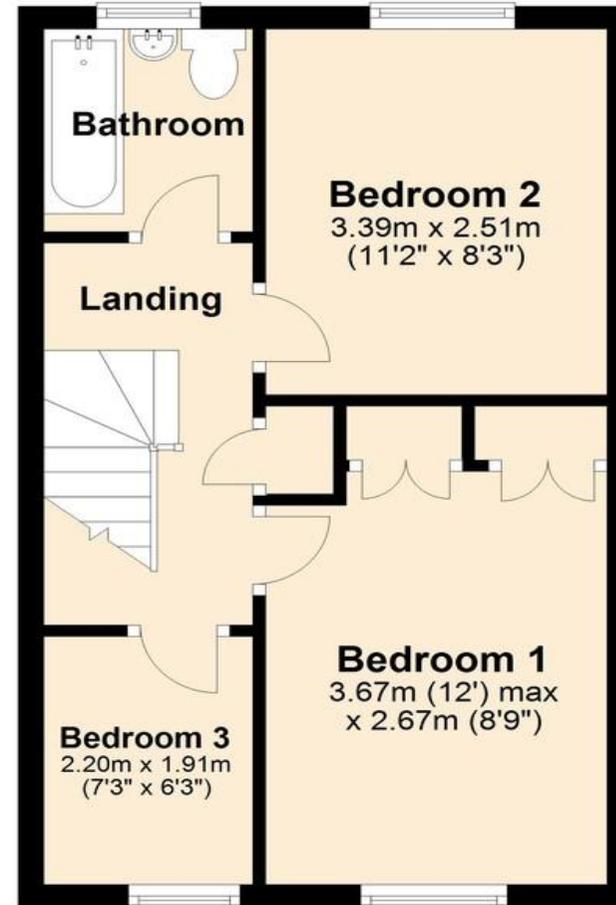
## Ground Floor

Approx. 33.0 sq. metres (355.7 sq. feet)



## First Floor

Approx. 33.0 sq. metres (355.5 sq. feet)



Total area: approx. 66.1 sq. metres (711.2 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.

