



LAMPLIGHTERS WALK, TROWBRIDGE

£220,000 Freehold **SSTC**

Nestled in a cul-de-sac, this two bedroom home offers easy access to all local amenities. Whether you're a first-time buyer, or an investor seeking a promising opportunity, this property is an ideal choice.



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Discover the perfect balance of convenience and comfort with this well-presented two-bedroom home. Nestled in a cul-de-sac it offers easy access to all local amenities, making it an ideal choice for first-time buyers or those seeking an investment property.

This property has the potential to yield around £925 per month, offering an impressive rent yield return of approximately 5.05% on a purchase price of £220,000.

As an investor, this could be a fantastic addition to your portfolio. With a stable and reliable rental income, you can enjoy the benefits of a steady stream of passive income.

Situated on a modern development, this property is just a short distance from the Trowbridge Town Centre and Railway Station, providing seamless connectivity.

With a spacious entrance hall, cloakroom, kitchen, and a cosy lounge/dining room, the ground floor offers ample living space. Upstairs, two bedrooms and a family bathroom complete the accommodation.

Externally, the home boasts driveway parking and a low-maintenance garden, perfect for those who value convenience and ease of living. The property's proximity to good primary and secondary schools, as well as Trowbridge College, makes it an exceptional choice for families or students.

Experience the popular town of Trowbridge with its diverse array of shops, bars, and eateries, all within walking distance. Indulge in the entertainment options at the Odeon Cinema Complex and Civic Centre, making this property an attractive proposition for those seeking a well-rounded lifestyle.

Don't miss the opportunity to view this exceptional home and secure your perfect living space. Contact us today to schedule a viewing and discover the true value of this property.



- No Onward Chain
- Close to Town Centre
- Close to train station
- Kitchen

- Lounge/Dining Room
- Two Bedrooms
- New Boiler
- Driveway

Entrance Hall

Cloakroom

Kitchen

10'0" x 5'8"

Lounge/Dining Room

13'5 x 12'7"

Bedroom 1

13'3" x 12'5"

Bedroom 2

10'4" x 6'8"

Family Bathroom

Rear Garden

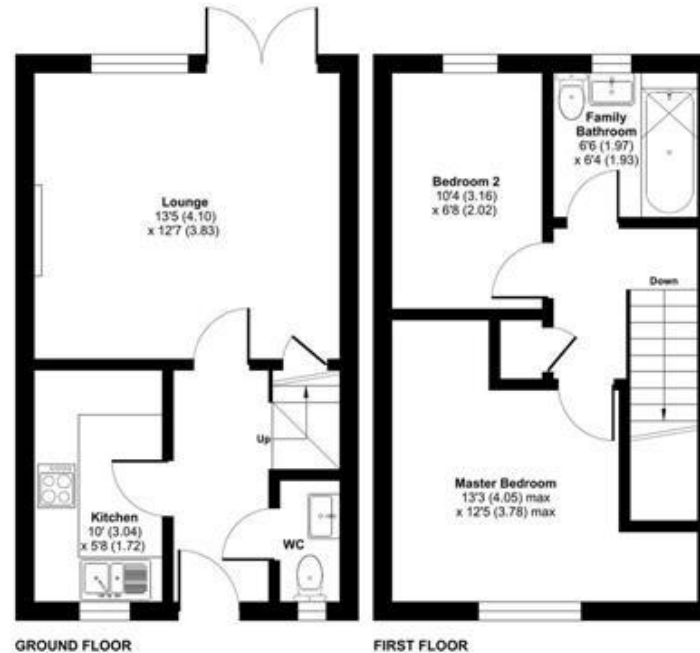
Driveway



Lamplighters Walk, Trowbridge, BA14

Approximate Area = 626 sq ft / 58.1 sq m

For identification only - Not to scale.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidooroom 2024. Produced for Paxtons Estate Agents. REF: 1217479

Council Tax Band: C
(Wiltshire Council)
Tenure: Freehold

Note:

We cannot guarantee the accuracy of this property brochure or the information contained therein and would therefore ask you to satisfy yourself regarding any information.

Paxtons Estate Agents
15 Hackett Place, Paxcroft Mead,
Trowbridge, Wiltshire BA14 7GW
Phone: 01225 777696

Email: enquiries@paxtonsresidential.co.uk
Web: paxtonsresidential.co.uk

VAT registration number - 245 9691 64
Company Registration: 8776482

