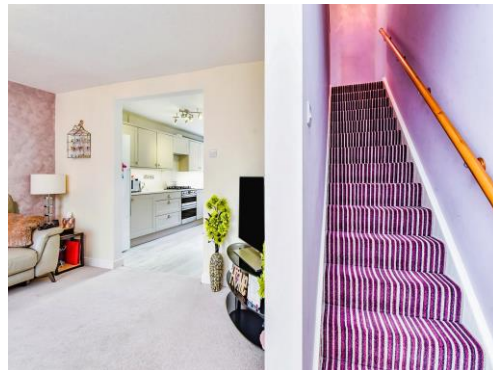




**Connells**

Langford Road  
Trowbridge



## Property Description

Positioned in a terrace of similar properties is this Three Bed Family Home, which has been improved & updated by the current vendors.

In a convenient location & on the outer edge of an established area this property would make a great home for a growing family as you are within easy reach of the Town Centre, Schools, Trowbridge Health Centre / Hospital and Trowbridge Railway.

There are many places of cultural and historical interest to visit nearby including Lacock Village, Kennet & Avon Canal with its long flight of locks at Caen Hill, Unesco world heritage site of Bath & Westbury White Horse.

Accommodation comprises Entrance Porch, Lounge, Kitchen / Diner, Utility / Office Space, Three Bedrooms & Family Bathroom. Outside, the property has Off Road Parking to the Front and Enclosed Garden to the Rear.

Further benefits include EV Charging Point and Solar Panels with Battery Storage System.

Viewing highly advised...

## Entrance Porch

Porch with pitched & tiled roof. Door and windows to front aspect. Door to Lounge.

## Lounge

16' 7" max x 13' 7" max ( 5.05m max x 4.14m max )

Window to front aspect. Feature wall. Radiator. Cable TV point & telephone point. Stairs rising to first floor. Access to Kitchen / Diner.

## Kitchen / Diner

14' 4" max x 9' 7" max ( 4.37m max x 2.92m max )

Window & door to rear, overlooking and leading to garden. Modern fitted kitchen, updated less than a year ago, comprising a comprehensive range of wall, base & drawer units with Quartz work surfaces over matching splashbacks. Inset double composite sink. Integrated appliances including dishwasher & freezer. Built in double oven and inset hob with extractor over. Radiator. Access to Utility / Office Space.

## Utility / Office Space

15' 1" max x 6' 6" max ( 4.60m max x 1.98m max )

Window to rear aspect. Space for under counter appliance. Door to rear, leading out to garden. Fitted cupboards. Consumer unit for solar panels. Radiator.

Cont'd...

## First Floor Landing

With stairs rising from Lounge. Loft access - with pull down ladder, Cupboard housing gas fired combi boiler serving heating and hot water system. Air purifier. Radiator. Doors to Bedrooms & Bathroom.

## Bedroom One

15' 7" x 9' 8" ( 4.75m x 2.95m )

Window to front aspect. Radiator. Fitted bedroom furniture including wardrobes & dressing table.

## Bedroom Two

12' 7" x 9' 9" ( 3.84m x 2.97m )

Window to rear, overlooking garden. Radiator.

## Bedroom Three

9' 9" x 6' 7" ( 2.97m x 2.01m )

Window to front aspect. Radiator.

## Family Bathroom

Obscure window to rear. Suite comprising panel enclosed bath with wall mounted shower over, pedestal sink and low level wc. Heated towel rail / radiator.

## Driveway Parking

The front of the property is laid to block paving providing off road parking for two vehicles. E-charging point.

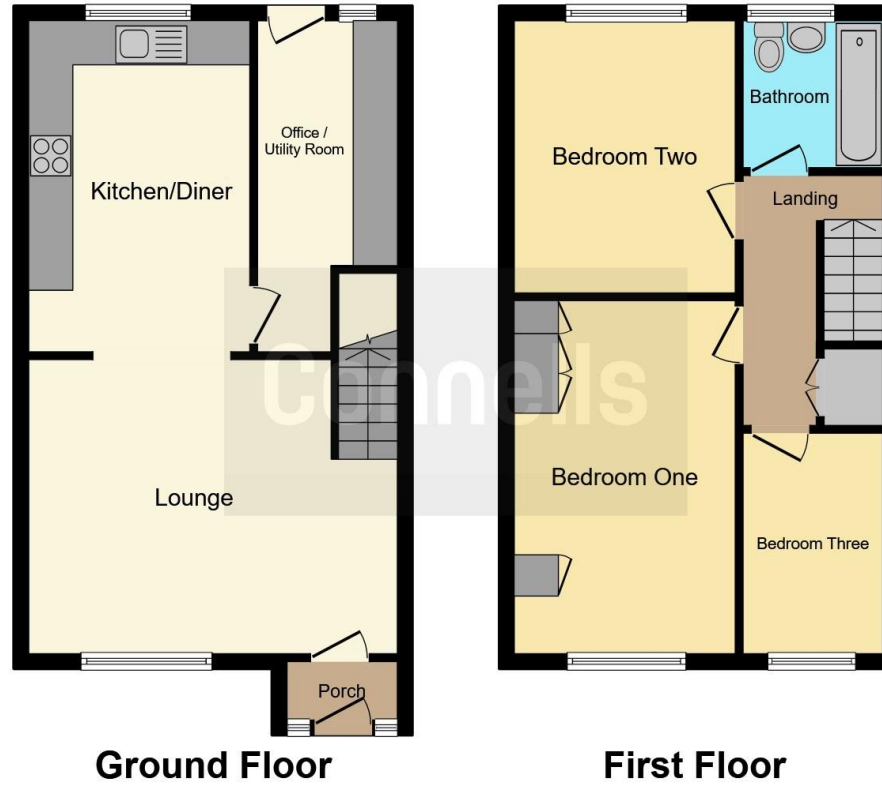
## Rear Garden

Enclosed by fencing. Laid to lawn with decked area. Garden shed. Gated pedestrian access.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/TWB306942](http://connells.co.uk/Property/TWB306942)**

Tenure: Freehold



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