



**Frome Road, Trowbridge BA14 0EF**



**welcome to**

**Frome Road, Trowbridge**

Welcome to this lovely two bedroom cottage on Frome Road, set in the county town of Trowbridge, just a stones throw away from Southwick Country Park. The outside offers an enclosed, low maintenance rear garden with stunning countryside views and the added convenience of allocated parking!!!



## Ground Floor

### Entrance Hall

Entrance hall into the home with stairs to the first floor.  
Front door. Radiator.

### Kitchen

10' 2" max x 6' 8" max ( 3.10m max x 2.03m max )

Kitchen fitted in 2023.

Double glazed window to the rear. Wall and base units. Sink and drainer. Space for fridge/freezer. Cooker with four ring hob and extractor fan. Plumbing for washing machine. Electric heater.

### Lounge

16' 4" x 9' 8" ( 4.98m x 2.95m )

Good sized lounge leading to the conservatory.

Double glazed window to the side and front. TV point. Electric heater.

## First Floor

### Landing

Landing attaching for all first floor accommodation.  
Airing cupboard. Electric heater. Loft space.

### Bedroom One

9' 1" x 9' 8" ( 2.77m x 2.95m )

Master bedroom set at the rear of the property.

Two double glazed windows to the side and rear. Electric heater.

### Bathroom

Family bathroom.

Double glazed frosted window to the rear. WC. Wash hand basin. Bath tub with shower over.

### Bedroom Two

9' 8" x 7' 2" ( 2.95m x 2.18m )

Second bedroom to the front of the property.

Double glazed window to the front. Electric heater.

## Outside

### Rear Garden

Low maintenance enclosed rear garden with stunning countryside views.

Paved patio dining area. Gravel. Wooden storage shed. Wood panel fencing.

### Parking

Allocated parking for one.



**view this property online** [allenandharris.co.uk/Property/WST106887](https://www.allenandharris.co.uk/Property/WST106887)



welcome to

## Frome Road, Trowbridge

- Two Bedroom Cottage.
- Views Of Southwick Country Park.
- NO ONWARD CHAIN!
- Low Maintenance Rear Garden.
- Allocated Parking.

Tenure: Freehold EPC Rating: D

**£260,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/WST106887](https://www.allenandharris.co.uk/Property/WST106887)



Property Ref:  
WST106887 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
allen & harris



**01373 822457**



Westbury@allenandharris.co.uk



15A Warminster Road, WESTBURY, Wiltshire,  
BA13 3PD



**allenandharris.co.uk**