



Wrights
01225 755553

Harford Street, Trowbridge, Wiltshire, BA14 7HH

£175,000

This Grade II listed two bedroom mid terrace property is situated within easy reach of Trowbridge town centre and all of its amenities.

The property offers many features including gas central heating, PVCu double glazing and a generous rear garden. Sold with the benefit of no onward chain.

Ideal Buy to Let or First Time Buy!

Situation

The property is situated within easy reach of many local amenities including Primary and Secondary schools and Trowbridge railway station. The town centre of Trowbridge is also within easy walking distance, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.



Two bedroom house
Walking distance to town centre and railway station
Gas central heating
PVCu double glazing

Generous rear garden
Ideal buy to let or first time buy
Sold with no onward chain



The property comprises

Entrance Hall

With radiator and stairs to the first floor.

Kitchen

9' 10" x 6' 6" (3.00m x 1.99m)

With a range of eye level and base units, worktops with tiled splash backs, inset sink/drain unit, space for freestanding cooker, fridge and washing machine and PVCu double glazed window to the front.

Lounge

12' 6" x 10' 1" (3.81m x 3.07m)

With radiator, storage cupboard under the stairs and PVCu double glazed window to the rear.

Rear porch

With PVCu back door and PVCu double glazed window to the side.

First Floor

Landing

With loft hatch.

Bedroom 1

11' 3" x 9' 11" (3.43m x 3.03m)

With storage cupboard over the stairs, radiator and PVCu double glazed windows to the front.

Bedroom 2

10' 2" x 6' 9" (3.09m x 2.05m) max

With radiator, airing cupboard and PVCu double glazed window to the rear.

Bathroom

With white suite comprising bath with electric shower over, pedestal hand basin and low level W.C, radiator and obscured PVCu double glazed window to the rear.

Externally

The property offers a generous detached rear garden which is laid to gravel. A path provides access to the front of the property for this and neighbouring properties.

Tenure

The property is sold as Freehold.

Council tax

The property is currently in council tax band B.



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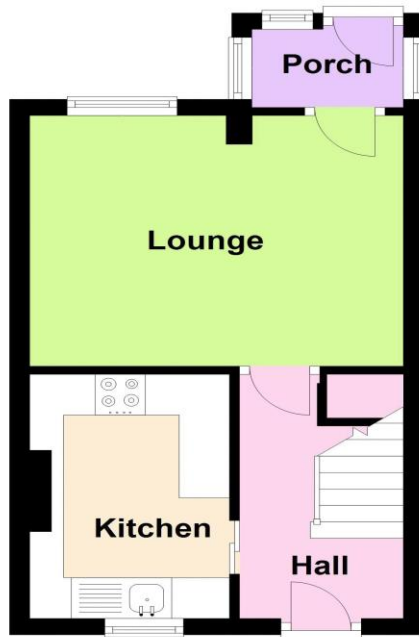
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Ground Floor

Approx. 24.6 sq. metres (264.8 sq. feet)

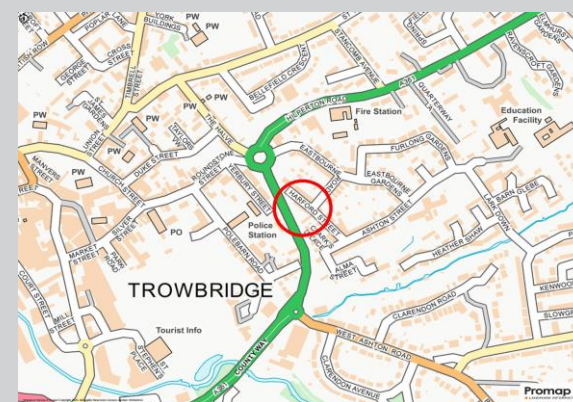


First Floor

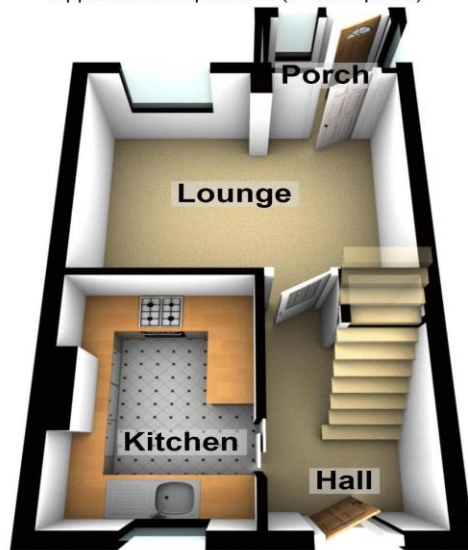
Approx. 24.2 sq. metres (260.0 sq. feet)



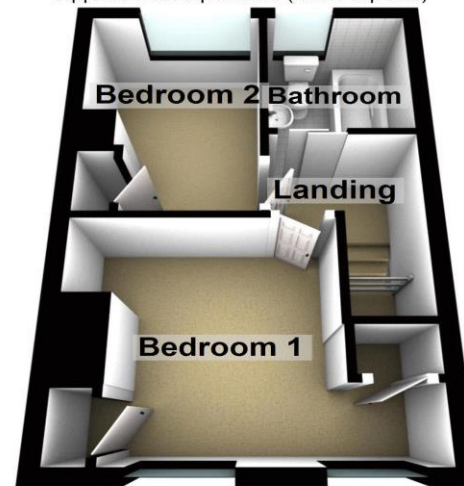
Total area: approx. 48.8 sq. metres (524.9 sq. feet)



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Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.