



Wrights
01225 755553

25 Harford Street, Trowbridge, Wiltshire, BA14 7HL

£195,000

This beautifully presented two bedroom character property is situated within easy reach of Trowbridge town centre.

The grade II listed, three storey property offers many features including gas central heating, a wood burning stove, recently restored windows and new radiators. Sold with the benefit of no onward chain.

Ideal First time buy or investment.

Situation

The property is situated close to many local amenities including a choice of Primary and Secondary schools. The town centre of Trowbridge is also within easy reach, 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 Grade II listed property

Beautifully presented throughout

Situated within walking distance to the town centre and railway station

Wood burning stove

Gas central heating

Recently restored windows

Recently fitted radiators

Sold with no onward chain

Ideal First time buy or investment



The property comprises

Ground Floor

Lounge

12' 1" x 10' 0" (3.69m x 3.06m)

With wooden front door, stripped wood flooring, storage cupboard under the stairs, radiator, wood burning stove with attractive brick surround, television point and sash window to the front.

Rear Lobby

With loft hatch.

Kitchen

6' 6" x 7' 0" (1.99m x 2.13m)

With tiled flooring, a range of eye level and base units, wood laminate worktops with tiled splashbacks, sink/drain, integrated electric oven and ceramic hob with extractor hood, space for fridge, washing machine and sash window to the front.

Shower Room

With tiled flooring, white suite comprising shower enclosure with mains rainfall shower, low level W.C, hand basin with vanity unit, inset ceiling spotlights and obscured window to the side.

First Floor

Landing

With storage cupboard and stairs to the second floor.

Bedroom 1

12' 0" x 10' 7" (3.65m x 3.22m) max

With recently fitted radiator, two built storage cupboards (one housing Worcester combi boiler) and sash window to the front.

Second Floor

Bedroom 2

9' 8" x 9' 0" (2.94m x 2.75m) max

With recently fitted radiator, built in wardrobe and window to the side.

Externally

The property also benefits from a front courtyard garden laid to chippings, with a path to the front door.

Council tax

The property is currently in council tax band B.

Tenure

The property is sold as freehold.



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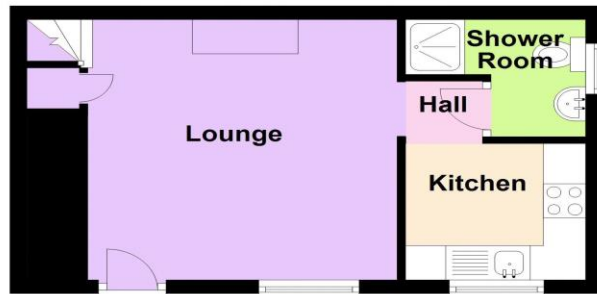
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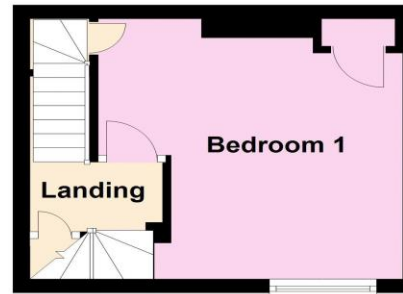
Ground Floor

Approx. 25.1 sq. metres (270.2 sq. feet)



First Floor

Approx. 17.0 sq. metres (182.5 sq. feet)

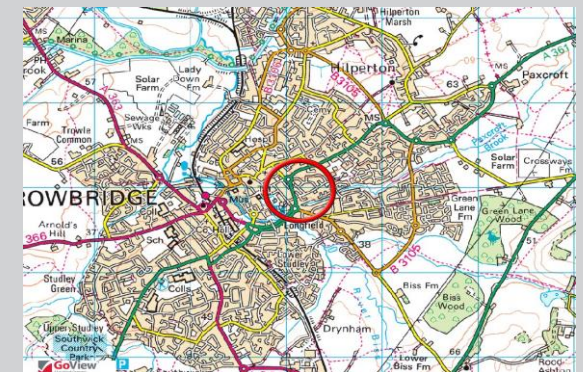
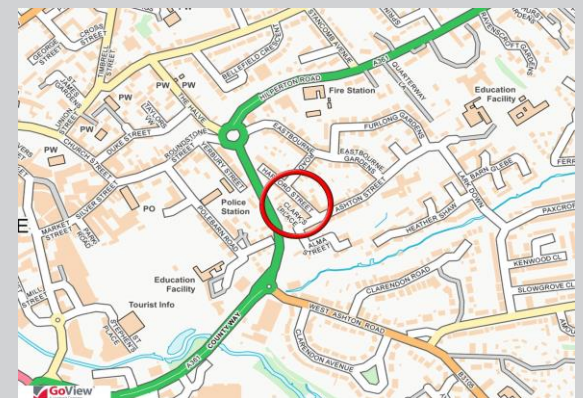


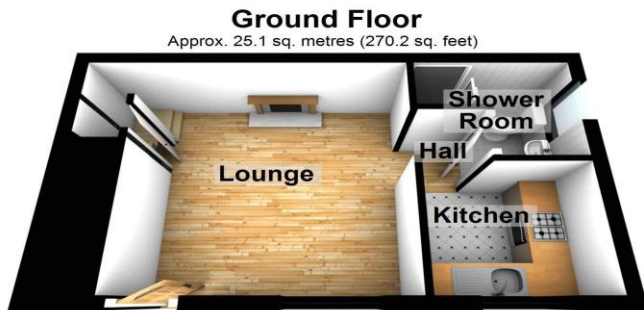
Second Floor

Approx. 12.3 sq. metres (132.3 sq. feet)



Total area: approx. 54.3 sq. metres (585.0 sq. feet)





Total area: approx. 54.3 sq. metres (585.0 sq. feet)

Energy Performance Certificate

25, Harford Street, TROWBRIDGE, BA14 7HL
 Dwelling type: End-terrace house Reference number: 9398-0011-6264-5921-0920
 Date of assessment: 11 April 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 12 April 2019 Total floor area: 50 m²

- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

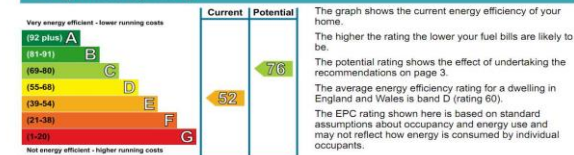
Estimated energy costs of dwelling for 3 years:	£ 2,340
Over 3 years you could save	£ 489

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 117 over 3 years	
Heating	£ 1,923 over 3 years	£ 1,542 over 3 years	
Hot Water	£ 264 over 3 years	£ 192 over 3 years	
Totals	£ 2,340	£ 1,851	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 198
2 Draught proofing	£80 - £120	£ 18
3 Low energy lighting for all fixed outlets	£10	£ 30

See page 3 for a full list of recommendations for this property.
 To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



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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.