



**Wrights**  
01225 755553

25 Harford Street, Trowbridge, Wiltshire, BA14 7HL

£185,000

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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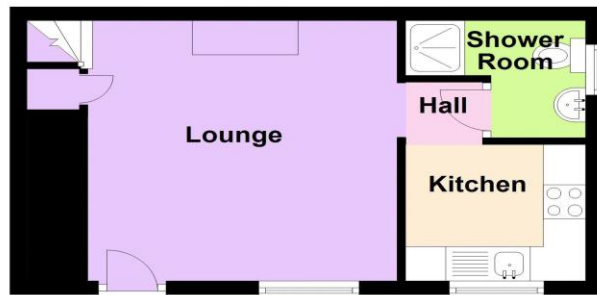
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### Ground Floor

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



### First Floor

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

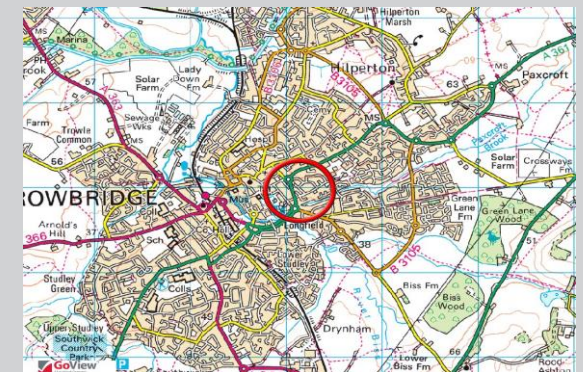
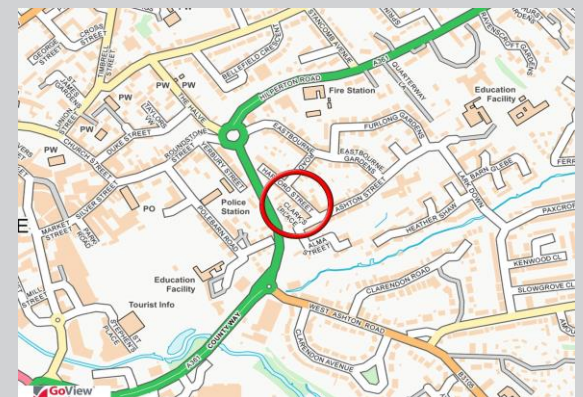


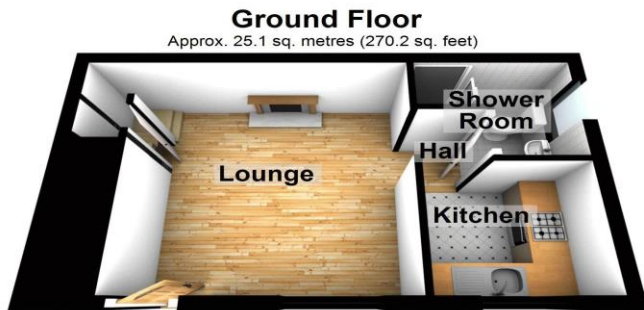
### Second Floor

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  
Date of assessment: 11 April 2019  
Date of certificate: 12 April 2019

Reference number: 9398-0011-6264-5921-0920  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 50 m<sup>2</sup>

### 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

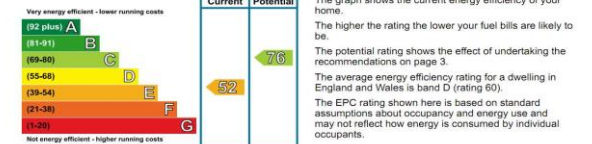
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,340</b>
<b>Over 3 years you could save</b>	<b>£ 489</b>

### 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	
<b>Totals</b>	<b>£ 2,340</b>	<b>£ 1,851</b>	

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](http://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 and 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.