



**Wrights**  
01225 755553

Palmer Road, Trowbridge, Wiltshire, BA14 8QR

Offers in the region of  
£355,000

This spacious and beautifully presented four bedroom semi detached property is situated in an established residential area within easy reach of Trowbridge town centre.

Features include two spacious reception rooms, a spacious kitchen/breakfast room, downstairs shower room, large integrated garage/utility, a generous and private rear garden, driveway parking and solar panels (outright owned). Sold with the benefit of no onward chain.

### Situation

The property is situated close to many local amenities including a choice of Primary 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.



**Spacious four bedroom semi detached property**

**Two reception rooms**

**Kitchen/Breakfast room**

**Downstairs shower room**

**Large integrated garage**

**Beautifully presented throughout**

**Generous private rear garden**

**Solar panels (owned outright)**

**Sold with no onward chain**





The property comprises

### Ground Floor

#### Entrance Hall

With wood flooring, double panel radiator and stairs to the first floor.

#### Lounge

*21' 7" x 14' 7" (6.58m x 4.44m) max*

With wood flooring, double panel radiator, wood burning stove and PVCu double glazed window to the front.

#### Dining Room

*10' 6" x 8' 1" (3.20m x 2.46m)*

With wood flooring, double panel radiator, PVCu double glazed window to the rear and PVCu sliding patio doors to the garden.

#### Kitchen/Breakfast Room

*20' 7" x 9' 6" (6.28m x 2.89m) max*

With wood flooring, a range of base units, solid oak worktops with upstands, integrated double electric oven and ceramic hob with extractor hood over, integrated dishwasher, one and a half bowl sink/drain unit, inset ceiling spotlights, radiator, PVCu double glazed windows to the rear and PVCu back door.

#### Shower Room

With white suite comprising double shower enclosure with mains shower, close coupled W.C and hand basin, heated towel rail and inset ceiling spotlights.

#### Integrated garage/utility

*15' 11" x 11' 9" (4.84m x 3.57m)*

With space for fridge/freezer, washing machine and tumble drier, power, light, internal door to the kitchen and electric up and over door to the front.

### First Floor

#### Landing

#### Bedroom 1

*11' 11" x 10' 11" (3.62m x 3.34m)*

With radiator and PVCu double glazed window to the front.

#### Bedroom 2

*11' 1" x 9' 9" (3.37m x 2.97m)*

With radiator and PVCu double glazed window to the rear.

#### Bedroom 3

*10' 1" x 8' 6" (3.08m x 2.58m) plus wardrobes*

With double panel radiator, built in wardrobes and shelving and PVCu double glazed windows to the front and rear.

#### **Bedroom 4**

*7' 2" x 6' 2" (2.18m x 1.88m)*

With radiator and PVCu double glazed window to the front.

#### **Bathroom**

With suite comprising bath with mains shower over, close coupled W.C and hand basin with vanity unit, inset ceiling spotlights and obscured PVCu double glazed to the rear.

#### **Externally**

##### **To the front**

Driveway parking in front of the garage. Path to the front door.

##### **Garage**

With electric high security roller door and internal water tap.

##### **To the rear**

The large private enclosed rear garden offers a spacious area laid to lawn and a covered patio seating area with external power supply and water tap.

#### **Council tax**

The property is currently in council tax band C.

#### **Tenure**

The property is sold as freehold.

#### **Services**

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

#### **Broadband**

Ultrafast available (source - Ofcom) Predicted maximum download speed - 1000Mbps

#### **Mobile phone coverage**

Outdoor coverage is likely - source Ofcom

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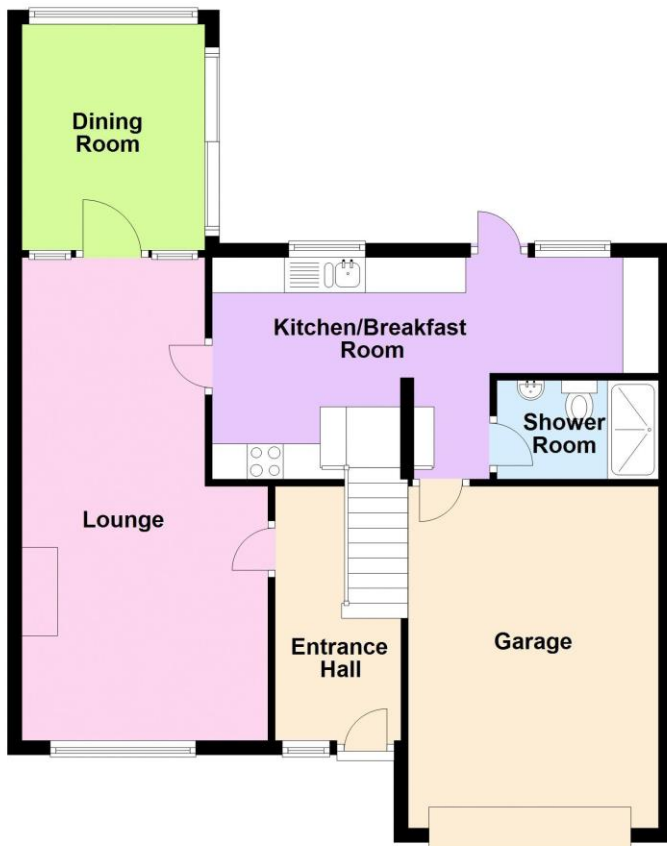
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### Ground Floor

Approx. 73.7 sq. metres (792.9 sq. feet)

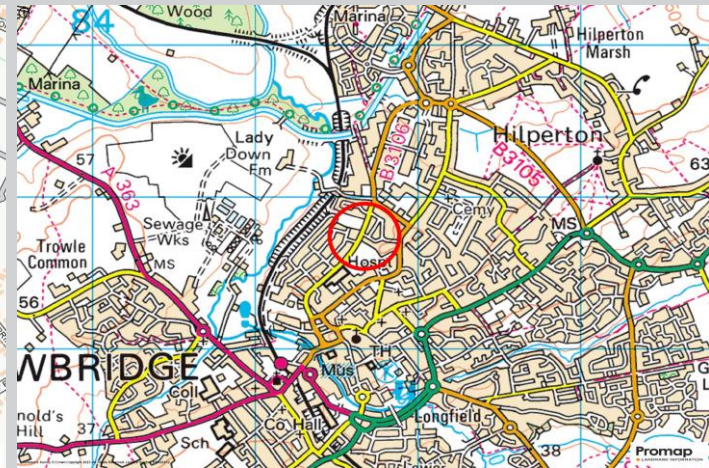


### First Floor

Approx. 47.0 sq. metres (506.3 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.