



Wrights
01225 755553

Falcon Drive, Trowbridge, Wiltshire, BA14 7GE

£280,000

This spacious and well presented three bedroom semi detached property is situated on the popular Southview Park Development within easy reach of Trowbridge town centre. Features include PVCu double glazing, gas central heating, downstairs cloakroom, en-suite shower room, enclosed rear garden, garage and parking.

Sold with the benefit of no onward chain.

Situation

The property is situated within the popular Southview Park development, within easy reach of Trowbridge town centre. The County town of Trowbridge provides 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.



Three bedroom semi-detached house

Situated within the popular Southview Park Development

Walking distance to town centre

PVCu double glazing

Gas central heating
Enclosed rear garden
Garage
Driveway parking
No onward chain



The property comprises

Ground Floor

Entrance Hall

With double panel radiator and stairs to the first floor with storage cupboard under.

W.C

With white suite comprising low level w.c, hand basin, double panel radiator and extractor fan.

Lounge 16' 6" x 10' 4" (5.04m x 3.16m)

With double panel radiator, electric fire with surround, television point and PVCu double glazed window to the front. Double doors leading to...

Dining Room 7' 3" x 8' 9" (2.20m x 2.67m)

With double panel radiator and french doors to the garden.

Kitchen/Breakfast Room 15' 8" x 8' 4" (4.77m x 2.55m)

With tiled flooring, a range of eye level and base units, worktops with tiled splashbacks, integrated electric oven and four ring gas hob with extractor hood over, space for fridge freezer and washing machine, double panel radiators, PVCu double glazed window to the rear and back doors opening into the rear garden.

First Floor

Landing

With double panel radiator and airing cupboard.

Bedroom 1 12' 11" x 10' 6" (3.94m x 3.19m)

With double panel radiator, television point and PVCu double glazed window to the front.

En-suite

With white suite comprising closed couple w.c, pedestal hand basin, shower enclosure with mains shower, double panel radiator and extractor fan.

Bedroom 2 7' 5" x 10' 1" (2.25m x 3.07m)

With double panel radiator and PVCu double glazed window to the rear.

Bedroom 3 12' 5" x 7' 1" (3.78m x 2.15m)

With double panel radiator and PVCu double glazed window to the rear.

Bathroom

With tiled flooring, white suite comprising bath with shower attachment, closed couple w.c, pedestal hand basin, double panel radiator, extractor fan and obscured PVCu double glazed window to the front.

Externally

To the front

Front garden laid to lawn with path to front door and driveway parking for one vehicle in front of the garage.

Garage

With up and over door to the front, power and lighting.

To the rear

Generous enclosed garden mainly laid to lawn with patio seating and and a gate providing access to the front.

Council tax

The property is currently in council tax band C.

Tenure

The property is sold as freehold. An annual service charge of £150 is currently payable.



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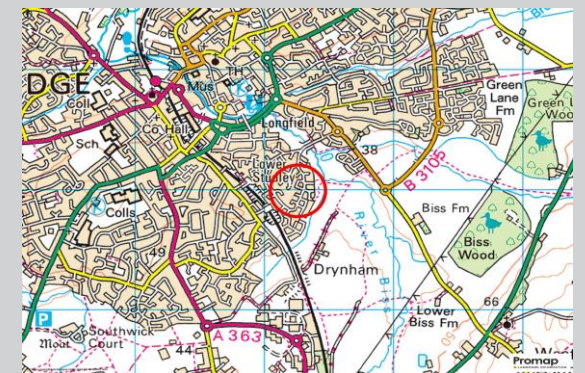
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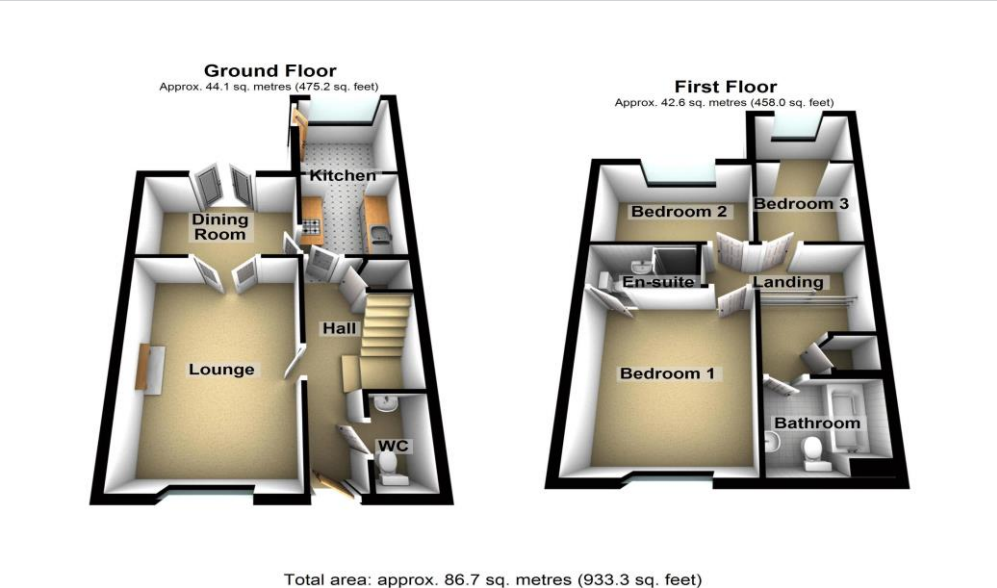
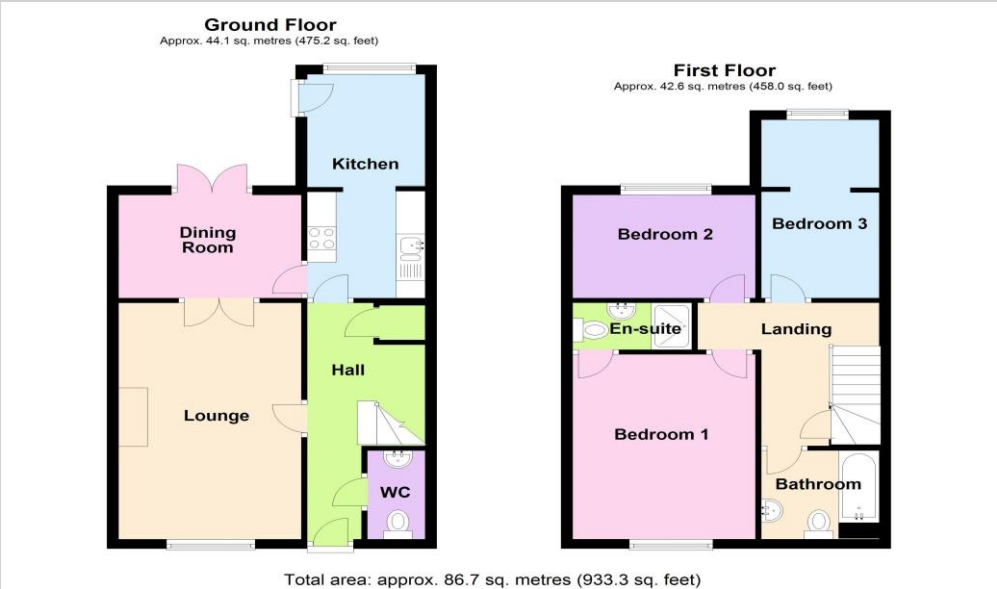


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01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553







T 01225 755553

E info@wrightsresidential.co.uk

W www.wrightsresidential.co.uk

A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

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