



**Wrights**  
01225 755553

Bond Street Buildings, Trowbridge, Wiltshire, BA14 0AN

£199,950

This spacious two bedroom property is situated in a tucked away, peaceful location, yet conveniently close to many amenities including Trowbridge railway station and the town centre.

Features include gas central heating, PVCu double glazing, two reception rooms, two double bedrooms and a pretty enclosed rear garden. Offered for sale with the benefit of no onward chain.

### Situation

The property is situated in a lovely peaceful location, close to many local amenities including a choice of Primary and Secondary schools and Trowbridge railway station. 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 two bedroom home**

**Situated within easy reach of Trowbridge town centre and railway station**

**Peaceful location**

**Gas central heating**

**PVCu double glazing**

**Two reception rooms**  
**Two double bedrooms**  
**Downstairs W.C**  
**Pretty enclosed rear garden**  
**No onward chain**



## The property comprises

### Ground Floor

#### Kitchen

*5' 8" x 10' 5" (1.72m x 3.18m)*

With PVCu front door, tiled flooring, a range of base units, worktops with wood panelled splash backs, one and a half bowl sink/drainage unit, integrated electric oven and hob and PVCu double glazed window to the front.

#### Utility room

With tiled floor, radiator and space for fridge/freezer and washing machine.

#### Cloakroom

With tiled floor, low level W.C, pedestal hand basin and obscured PVCu double glazed window to the side.

#### Dining Room

*11' 1" x 14' 2" (3.39m x 4.33m)*

With wood flooring, radiator, stairs to the first floor and PVCu double glazed window to the front.

#### Lounge

*11' 2" x 10' 11" (3.41m x 3.34m)*

With wood flooring, open fireplace, radiator and PVCu double glazed window to the rear.

### Porch

With glazed door opening onto the rear garden.

### First Floor

#### Landing

With wood laminate flooring and loft hatch (the loft is boarded, with a pull down ladder and two velux windows).

#### Bedroom 1

*11' 3" x 11' 1" (3.44m x 3.39m)*

With radiator, built in wardrobe and PVCu double glazed window to the rear.

#### Bedroom 2

*8' 2" x 11' 4" (2.49m x 3.45m)*

With radiator, built in wardrobe and PVCu double glazed window to the front.

#### Bathroom

With suite comprising bath with mains shower over, low level W.C and pedestal hand basin, cupboard housing gas combi boiler and two obscured PVCu double glazed windows to the side.



## Externally

### To the front

Enclosed courtyard garden leading to the front door.

### To the rear

The pretty enclosed rear garden offers a patio seating area, areas laid to gravel, a range of mature shrubs and trees and a wooden storage shed.

### Council tax

The property is currently is council tax band A.

### 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 (boiler replaced in 2016). Please note that the Agent has not tested any appliances.

### Broadband

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

### Mobile phone coverage

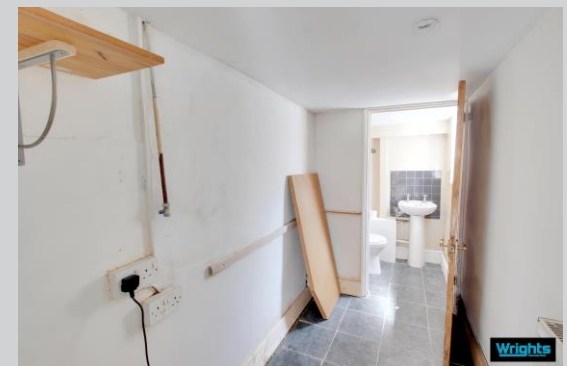
Outdoor coverage is likely - source Ofcom.

EXCLUSIVE MORTGAGE ADVICE  
FOR WRIGHTS RESIDENTIAL WITH

**GEM MORTGAGES**

Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk

CALL NOW FOR FREE  
MORTGAGE ADVICE  
THAT YOU CAN TRUST



**Wrights**  
01225 755553

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

01225 755553







**Wrights**  
01225 755553

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

01225 755553





**Wrights**  
01225 755553

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

01225 755553



EXCLUSIVE MORTGAGE ADVICE  
FOR WRIGHTS RESIDENTIAL WITH

**Gemma Coleman** - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: [gemma@gemmortgages.co.uk](mailto:gemma@gemmortgages.co.uk)

**GEMMA MORTGAGES**

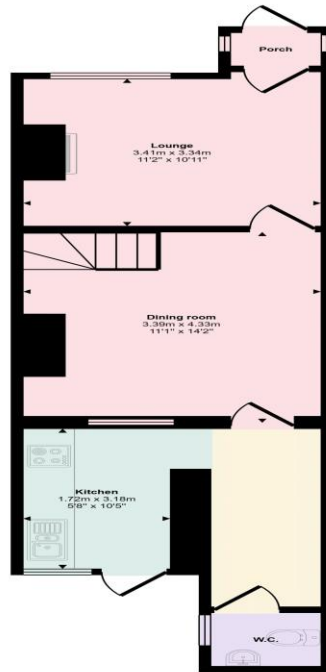
CALL NOW FOR FREE  
MORTGAGE ADVICE  
THAT YOU CAN TRUST



**Wrights**  
01225 755553

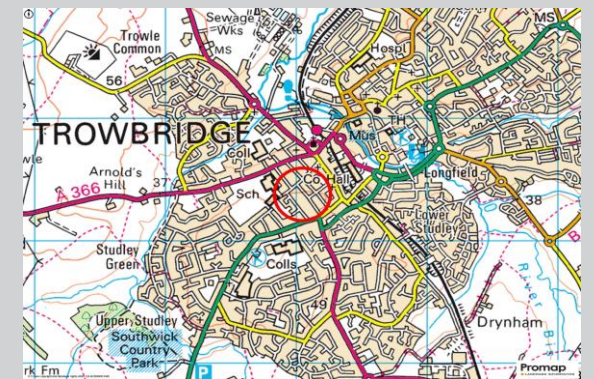
[info@wrightsresidential.co.uk](mailto:info@wrightsresidential.co.uk) | [www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

01225 755553

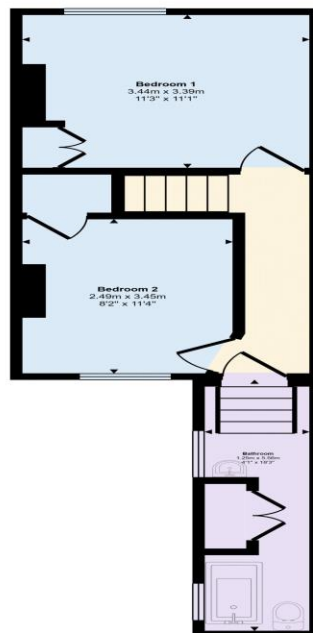


**Ground Floor**  
Approx 44 sq m / 471 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







**First Floor**  
**Approx 34 sq m / 371 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



T 01225 755553

E info@wrightsresidential.co.uk

W www.wrightsresidential.co.uk

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

### 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.