



Wrights
01225 755553

Hornby Walk, Trowbridge, Wiltshire, BA14 6FT

£235,000

This well presented two bedroom semi detached property is situated within the desirable Castle Mead area of Trowbridge.

Features include a modern kitchen, downstairs cloakroom, en-suite shower room and additional bathroom, gas central heating, PVCu double glazing, an enclosed rear garden and off road parking for two vehicles.

Situation

The property is situated on a quiet, private block paved pedestrian walk-way with no passing traffic. The Castle Mead development is a popular, friendly family area on the outskirts of Trowbridge, offering a highly sought after primary school and a range of amenities including a variety of shops, supermarket, family pub and also a social club.

The town centre of Trowbridge is 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.



Well presented two bedroom semi detached property

Modern kitchen

Downstairs cloakroom

En-suite shower room

Gas central heating

PVCu double glazing

Low maintenance rear garden

Allocated parking for two vehicles

Viewing recommended!



The property comprises

Ground Floor

Entrance Hall

With wood laminate flooring, radiator and storage cupboard under the stairs.

Cloakroom

With close coupled W.C, hand basin, radiator, extractor fan and obscured PVCu double glazed window to the front.

Kitchen 7' 3" x 9' 3" (2.20m x 2.82m)

With a range of eye level and base units, worktops with tiled splash backs, one and a half bowl sink/drain, integrated electric oven and gas hob with extractor hood over, space for fridge/freezer and washing machine and PVCu double glazed window to the front.

Lounge/Diner 14' 10" x 11' 9" (4.51m x 3.58m)

With wood laminate flooring, radiator, PVCu double glazing and PVCu french doors to the garden.

First floor

Landing

With doors to both bedroom and the bathroom.

Bedroom 1 11' 5" x 11' 7" (3.47m x 3.52m)

With radiator and PVCu double glazed window to the rear.

En-suite

With white suite comprising shower enclosure with mains shower, low level W.C and pedestal hand basin, radiator, extractor fan and obscured PVCu double glazed window to the rear.

Bedroom 2 8' 0" x 9' 5" (2.45m x 2.87m)

With radiator and PVCu double glazed window to the front.

Bathroom

With white suite comprising bath, low level W.C and pedestal hand basin, radiator, extractor fan and obscured PVCu double glazed window to the front.

Externally

Rear Garden

The low maintenance enclosed rear garden is laid to patio and gravel, with a gate providing access to two allocated parking spaces to the rear.

Council tax

The property is currently in council tax band C.

Tenure and service charges

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 - 9000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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

GEMMA MORTGAGES

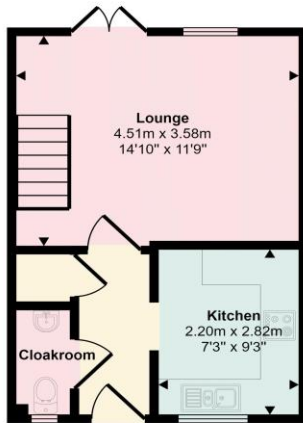
CALL NOW FOR FREE
MORTGAGE ADVICE
THAT YOU CAN TRUST



Wrights
01225 755553

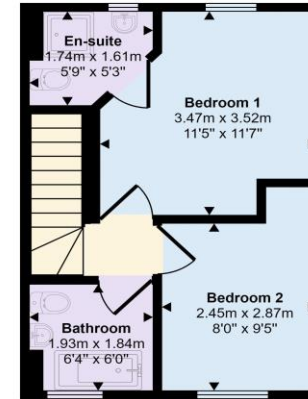
info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



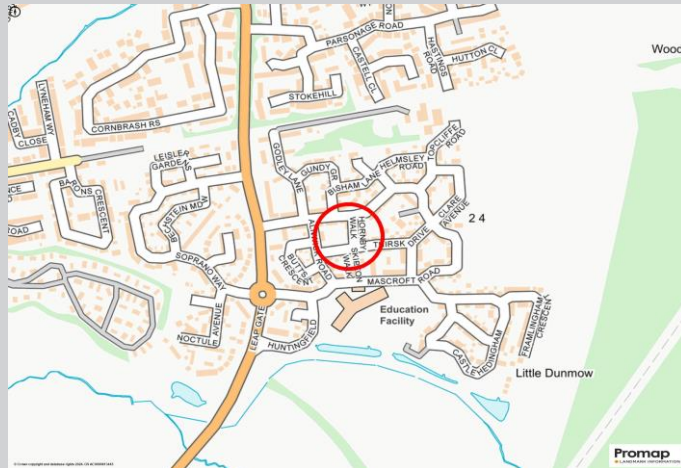
Ground Floor
Approx 29 sq m / 310 sq ft

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 30 sq m / 318 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.