



Wrights
01225 755553

Lansdown Close, Frome Road, Trowbridge, Wiltshire, BA14 0DQ

£185,000

This two bedroom terraced property is situated within walking distance of Trowbridge town centre and railway station. Features include allocated parking for one vehicle, an enclosed rear garden, oil central heating and PVCu double glazing.

Sold with the benefit of no onward chain.

Ideal first time buy or buy to let.



Two bedroom terraced house

Situated within walking distance of Trowbridge town centre and railway station

Kitchen/diner

Allocated parking for one vehicle

Situation

The property is situated 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.

Enclosed rear garden

Oil central heating

PVCu double glazing

No onward chain

Ideal buy to let or first time buy



The property comprises

Ground Floor

Lounge *12' 11" x 13' 3" (3.93m x 4.05m)*

With wood laminate flooring, two double panel radiators and PVCu double glazed window to the front.

Kitchen/Diner *13' 1" x 9' 7" (3.98m x 2.92m)*

With a range of eye level and base units, rolled edge worktops with tiled splashbacks, sink/drain, cooker with extractor hood over, space for fridge/freezer and washing machine, double panel radiator, oil fired boiler, PVCu double glazed window to the rear and door opening onto the rear garden.

First Floor

Landing

With loft hatch.

Bedroom 1 *9' 9" x 13' 0" (2.96m x 3.95m)*

With double panel radiator, built in wardrobe and PVCu double glazed window.

Bedroom 2 *6' 6" x 10' 0" (1.97m x 3.05m)*

With double panel radiator and PVCu double glazed window.

Bathroom

With suite comprising W.C, hand basin, bath with shower over, double panel radiator, extractor fan and obscured PVCu double glazed window.

Externally

The property offers an enclosed rear courtyard garden, which is laid to lawn and gravel. The property is also sold with off road parking for one vehicle.

Council tax

The property is currently in council tax band B.

Tenure

The property is sold as freehold.

Services

Mains electricity, water and drainage are connected. The property is heated by an oil 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

Both indoor and outdoor coverage are likely - source Ofcom.



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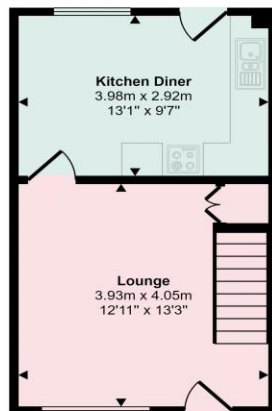
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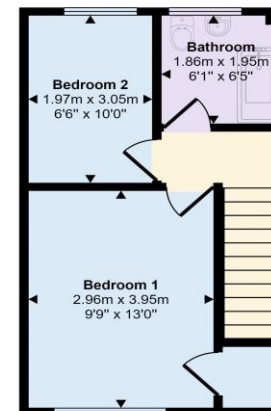
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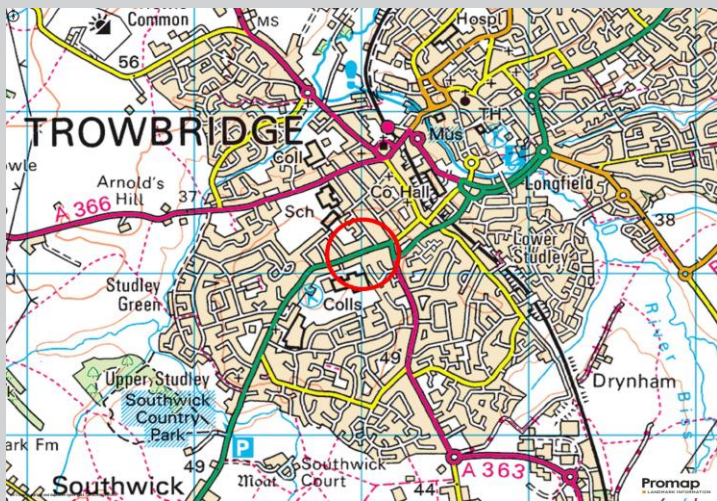
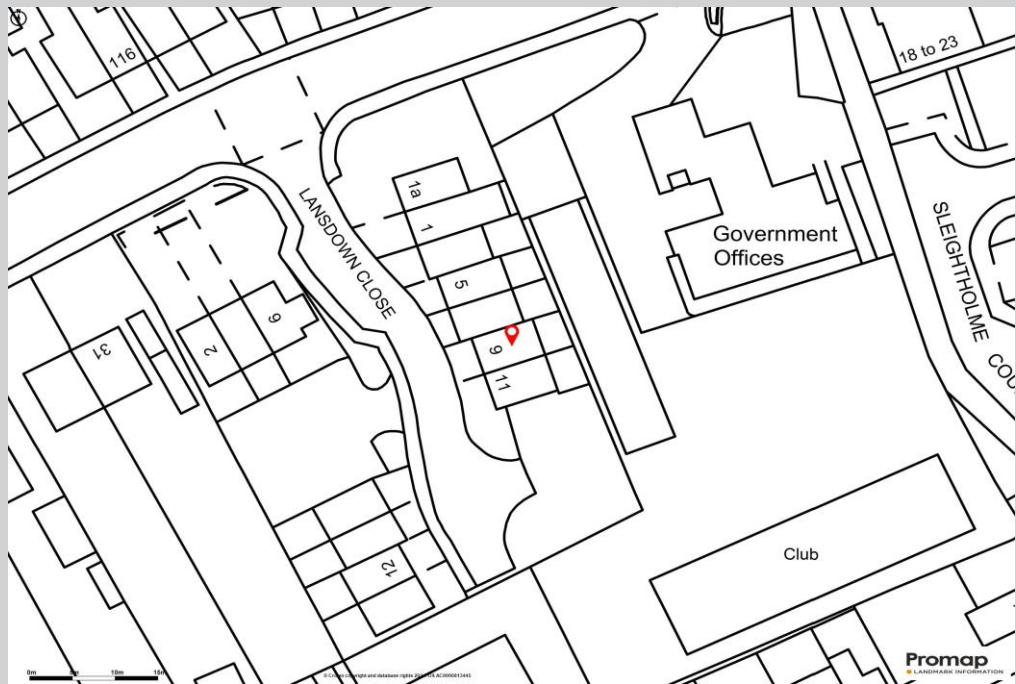
Ground Floor
Approx 28 sq m / 303 sq ft

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 29 sq m / 308 sq ft

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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.