



Wrights
01225 755553

Old Farm Road, Trowbridge, Wiltshire, BA14 6FP

£300,000

This well presented three bedroom semi detached property is situated within a popular small development on the West Ashton side of Trowbridge, close to the open countryside.

Features include a spacious lounge/diner, downstairs cloakroom, en-suite to the master bedroom, an enclosed rear garden with side door into the garage and driveway parking for two vehicles.

Sold with the benefit of no onward chain.

Situation

The property is situated within a popular small development on the West Ashton side of town, within easy reach of Trowbridge town centre and close to the open countryside.

The County town of Trowbridge provides 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 three bedroom semi detached property

Situated in a small development on the West Ashton side of town

Close to the open countryside

Spacious lounge/diner

Downstairs cloakroom

Master bedroom with en-suite shower room

Enclosed rear garden with side access to the garage

Driveway parking for two vehicles

No onward chain



The property comprises

Ground Floor

Entrance Hall

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

Cloakroom

With white suite comprising low level W.C and pedestal hand basin, radiator and extractor fan.

Kitchen

8' 2" x 9' 6" (2.49m x 2.89m)

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

Lounge/Diner

14' 6" x 14' 10" (4.43m x 4.53m) max

With wood laminate flooring, radiator, PVCu double glazed window to the rear and PVCu french doors opening onto the rear garden.

First Floor

Landing

With radiator and PVCu double glazed window to the front.

Bedroom 2

14' 8" x 7' 11" (4.47m x 2.42m)

With radiator and two PVCu double glazed windows to the rear.

Bedroom 3

8' 2" x 9' 3" (2.48m x 2.81m)

With radiator and PVCu double glazed window to the front.

Second floor

Bedroom 1

11' 5" x 18' 5" (3.47m x 5.61m) max

With radiator, PVCu double glazed dormer window to the front and velux window to the rear.

En-suite

With white suite comprising shower enclosure with mains shower, low level W.C and pedestal hand basin, radiator and velux window to the rear.

Bathroom

With tiled floor and splashbacks, white suite comprising bath with rainfall shower over, low level W.C and hand basin with vanity unit, heated towel rail, extractor fan and obscured PVCu double glazed window to the side.

Externally

To the front and side

Path to the front door. Driveway parking for two vehicles in front of the garage and gate providing access to the rear garden.

Garage

With up and over door to the front, power, light, eaves storage and side door to the garden.

To the rear

With a spacious covered seating area laid to decking and an area prepared for lawn. A gate provides access to the driveway and there is also a side door into the garage.

Council tax

The property is currently in council tax band C.

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

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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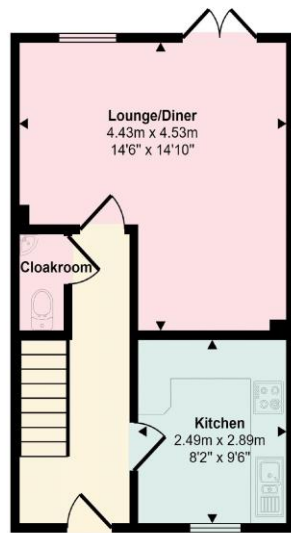


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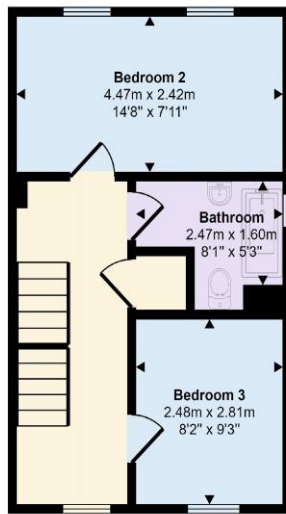
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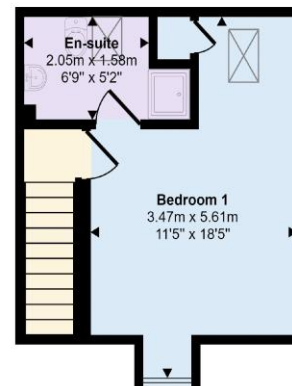
Approx Gross Internal Area
102 sq m / 1095 sq ft



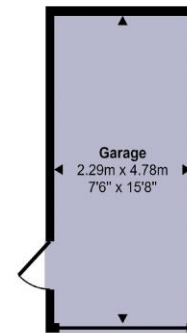
Ground Floor
Approx 34 sq m / 363 sq ft



First Floor
Approx 34 sq m / 364 sq ft

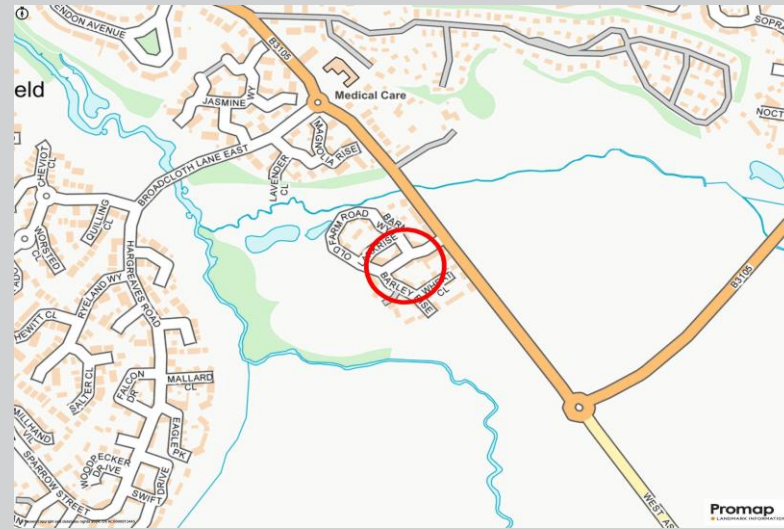
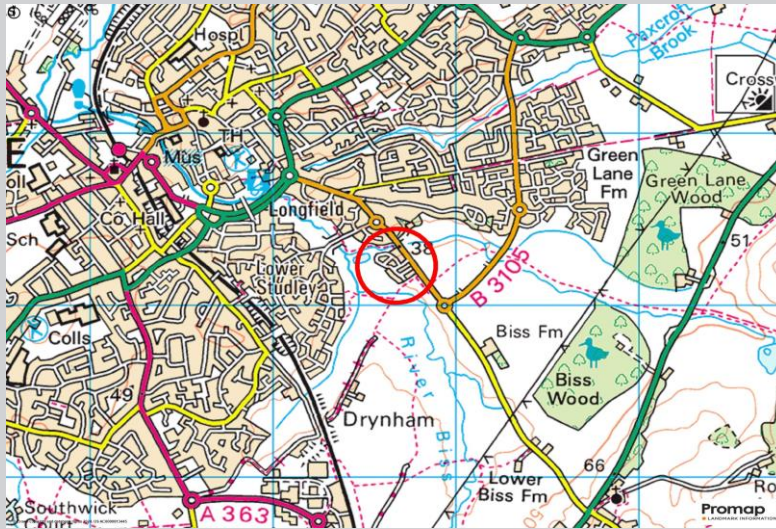


Second Floor
Approx 23 sq m / 251 sq ft



Garage
Approx 11 sq m / 118 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.





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