



Wrights
01225 755553

Blair Road, Trowbridge, Wiltshire, BA14 9JZ

£300,000

This spacious three bedroom semi detached property is situated on a large corner plot within an establish residential development.

The property is within easy reach of a selection of Primary and Secondary schools and Trowbridge railway station.

Features include a kitchen/diner, spacious lounge, study, downstairs cloakroom, gas central heating, PVCu double glazing, well maintained and private gardens, garage and driveway parking for two vehicles.

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.



Three bedroom semi detached property

Close to primary and secondary schools

Kitchen/diner

Spacious lounge with open fireplace

Study

Downstairs cloakroom

Gas central heating with new combi boiler

Well maintained and private gardens

Garage with electric door

Driveway parking for two vehicles



The property comprises

Ground Floor

Entrance Hall

With PVCu front door, radiator, stairs to the first floor with storage cupboard under and PVCu double glazed window to the side.

Lounge

18' 1" x 10' 6" (5.52m x 3.21m)

With radiator, open fireplace with wooden surround, PVCu double glazed window to the side and PVCu double glazed bay window to the front.

Kitchen/Diner

11' 6" x 11' 10" (3.50m x 3.60m)

With a range of eye level and base units, worktops with tiled splash backs, Range Cooker with extractor hood over, integrated dishwasher, space for fridge/freezer and washing machine, inset one and a half bowl sink/drainage unit, radiator, cupboard housing new gas combi boiler (installed March 24) and PVCu double glazed window to the rear.

Study

6' 8" x 9' 8" (2.02m x 2.95m)

With radiator, PVCu double glazed windows to the side and rear and PVCu door to the rear garden.

Cloakroom

With low level W.C and obscured PVCu double glazed window to the rear.

First Floor

Landing

With linen cupboard and PVCu double glazed window to the side.

Bedroom 1

10' 5" x 11' 9" (3.17m x 3.59m)

With built in storage cupboard and PVCu double glazed window to the front.

Bedroom 2

10' 4" x 10' 5" (3.15m x 3.18m)

With built in storage cupboard and PVCu double glazed window to the rear.

Bedroom 3

7' 2" x 8' 8" (2.18m x 2.65m)

With radiator and PVCu double glazed window to the front.

Bathroom

With tiled floor and fully tiled walls, white suite comprising bath with electric shower over, low level W.C and pedestal hand basin, radiator and obscured PVCu double glazed window to the rear.

Externally

To the front

A block paved driveway provides off road parking for two vehicles in front of the garage. There is also an area laid to gravel with a beautiful flamingo tree and a range of mature shrubs. A path leads to the gated access to the property.

Garage

Single garage with electric door, power, light and window to the rear.

To the side and rear

The garden comprises of an area laid to patio outside the front door, which leads to a metal garden shed. The patio and well maintained lawn area are separated by a hedge complete with decking area and a summer house, all included in the sale.

Council tax

The property is currently in council tax band B.

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. Please note that the Agent has not tested any appliances.

Energy Performance

On order - to be confirmed

Broadband

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

Mobile phone coverage

Outdoor coverage is likely - source Ofcom

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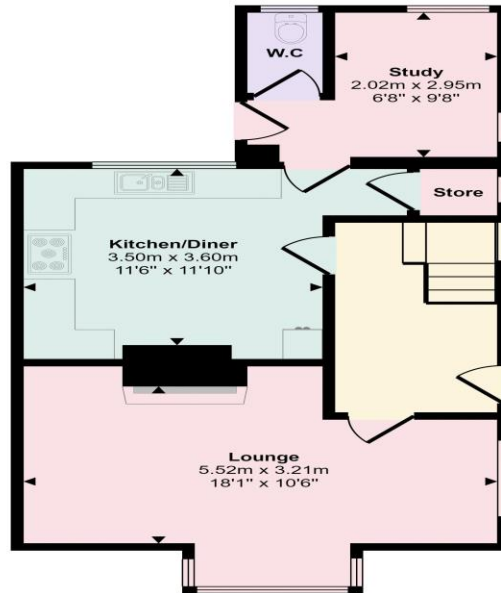


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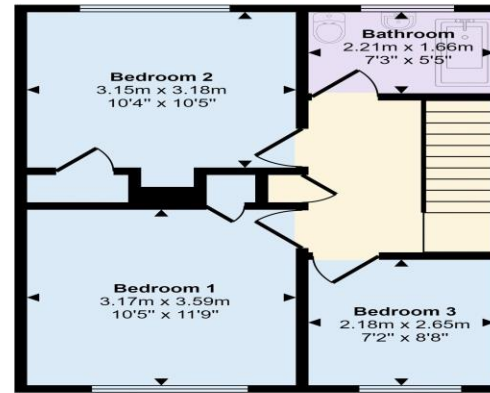
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Approx Gross Internal Area
96 sq m / 1028 sq ft

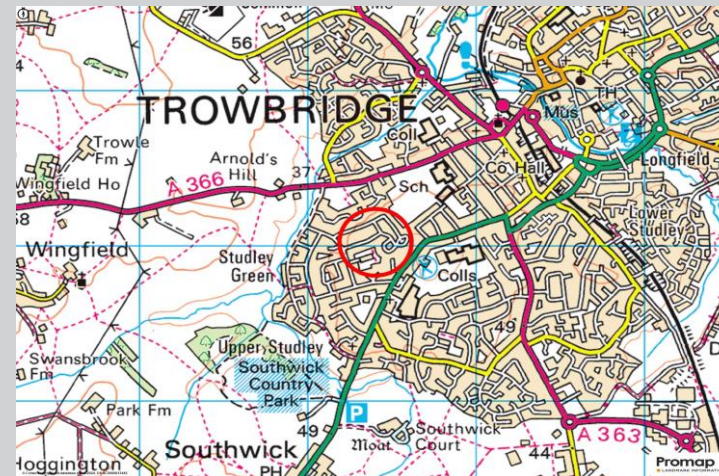
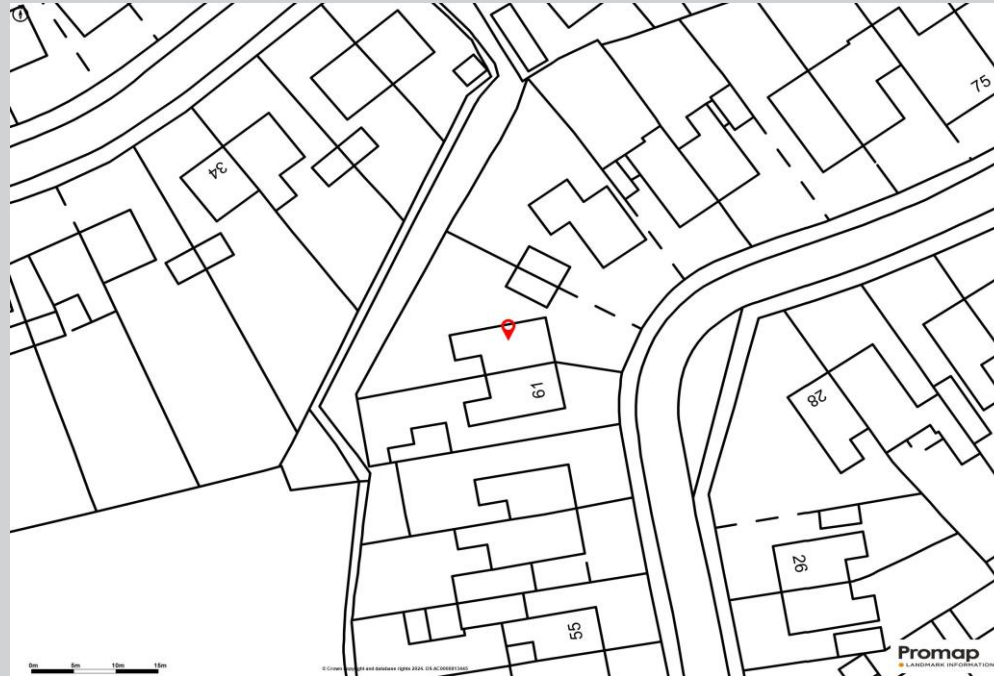


Ground Floor
Approx 53 sq m / 574 sq ft



First Floor
Approx 42 sq m / 454 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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