



Wrights
01225 755553

Frome Road, Trowbridge, Wiltshire, BA14 0DS

£300,000

This extended three bedroom semi detached property is situated close to a selection of Primary and Secondary schools and within easy reach of Trowbridge railway station.

Features include a stunning open plan Kitchen/Diner, Utility Room, downstairs W.C, a large well maintained rear garden 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.



Extended three bedroom property

Well presented throughout

Stunning Kitchen/Diner

Utility Room

Downstairs W.C

Large well maintained rear garden
Driveway parking for two vehicles
Underfloor heating and full network wiring



The property comprises

Ground floor

Entrance Porch

With composite front door, stripped wooden floor, built in shelving, double panel radiator and PVCu double glazed window to the side.

Hall

With stripped wood floor, double panel radiator and stairs to the first floor.

Lounge

12' 8" x 12' 8" (3.85m x 3.85m) max

With stripped floor, double panel radiator, storage cupboard under the stairs, feature fireplace and large PVCu double glazed window to the front.

Kitchen/Diner

19' 9" x 15' 7" (6.02m x 4.75m) max

With ceramic tiled floor, underfloor heating, a range of eye level and base units, wood laminate work tops with brick effect tiled splash backs, one and a half bowl sink/drain, range cooker with five ring gas hob and extractor hood over, integrated dishwasher, fridge, freezer, inset ceiling spot lights, PVCu double glazed window to the side, two velux windows and PVCu french doors opening onto the rear garden.

Utility room

With ceramic tiled floor, underfloor heating, tall cupboard, worktop with space for washing machine and tumble dryer under, wall mounted Worcester gas boiler, inset ceiling spotlights and velux window.

Cloakroom

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

First Floor

Landing

With linen cupboard, inset ceiling spot lights, loft hatch and PVCu double glazed window to the side.

Bedroom 1

12' 8" x 9' 10" (3.86m x 3.00m)

With radiator and large PVCu double glazed window to the front.

Bedroom 2

9' 5" x 7' 5" (2.87m x 2.26m)

With radiator and PVCu double glazed window to the rear.

Bedroom 3

10' 6" x 6' 2" (3.21m x 1.88m)

With radiator and PVCu double glazed window to the front.

Bathroom

With fully tiled floor and walls, electric underfloor heating, white suite comprising shower bath with rain shower over, low level W.C and hand basin, heated towel rail, inset ceiling spot lights and extractor fan.

Externally

To the front

Driveway parking for two vehicles. A path to the side of the property provides gated access to the rear.

To the rear

The large enclosed rear garden offers a good degree of privacy and comprises a generous raised patio seating area and a spacious area laid to lawn. There is a large garden shed with power and light and an outside tap and a gate provides access to the front.

Council tax

The property is currently in council tax band B..

Service

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 - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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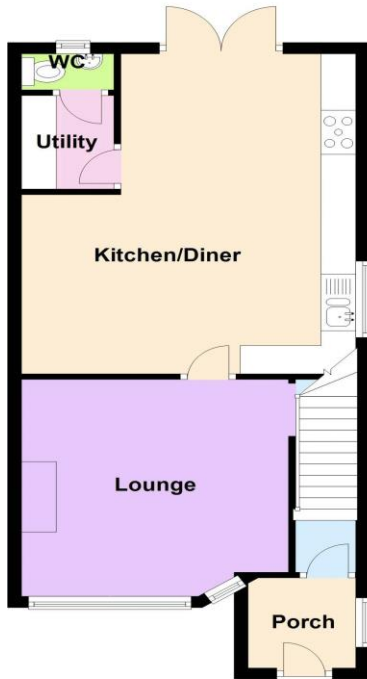


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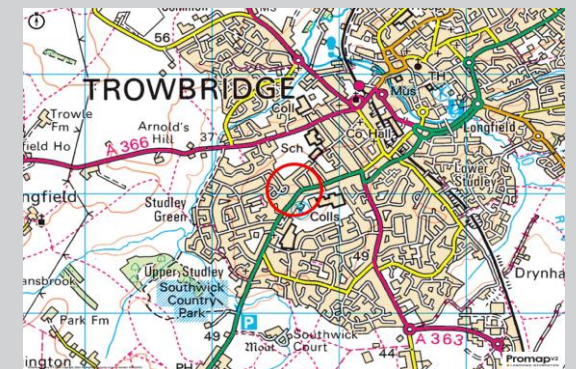
Ground Floor
Approx. 48.1 sq. metres (518.0 sq. feet)

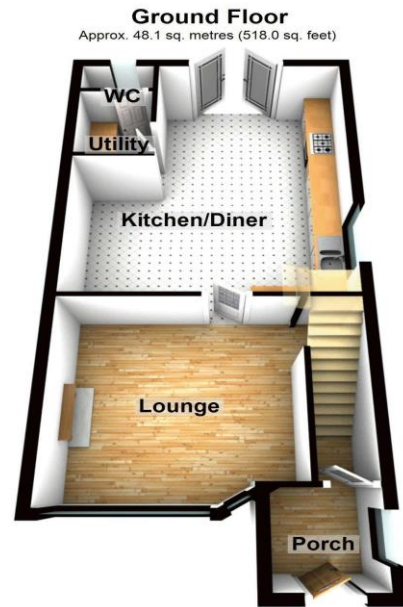


First Floor
Approx. 38.3 sq. metres (412.6 sq. feet)



Total area: approx. 86.5 sq. metres (930.6 sq. feet)





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Disclaimer

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