



Wrights
01225 755553

Home Close, Trowbridge, Wiltshire, BA14 7AZ

£264,950

This extended three bedroom end of terrace property is situated within a quiet cul-de-sac, yet also conveniently close to Trowbridge town centre, offering an excellent range of facilities. A selection of Primary and Secondary schools are also within easy reach.

Further features include a spacious lounge and dining room, kitchen/breakfast room, a pretty enclosed rear garden, off road parking and potential to create a driveway (subject to consent), gas central heating and PVCu double glazing.

Situation

The property is situated in a quiet cul-de-sac, yet within walking distance of the town centre of Trowbridge, providing excellent shopping and leisure facilities, Trowbridge Town Park, a multiplex cinema, numerous pubs and restaurants. The property is also conveniently located for access to a range of primary and secondary schools, as well as Trowbridge railway station. A Tesco supermarket is also only a very short walk from the property.

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

Two reception rooms

Kitchen/breakfast room

Gas central heating

PVCu double glazing

Pretty enclosed rear garden

Off road parking and potential to create a driveway (subject to consent)

Situated in a quiet cul-de-sac, within easy reach of Trowbridge town centre



The property comprises

Ground Floor

Entrance Hall

With PVCu front door, wood laminate flooring and stairs to the first floor.

Kitchen 12' 4" x 11' 6" (3.77m x 3.51m)

With wood laminate flooring, 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, washing machine and dishwasher, one and a half bowl sink/drainage unit, wall mounted gas boiler, storage cupboard under the stairs and PVCu double glazed window to the front.

Dining Room 19' 11" x 9' 10" (6.08m x 3.00m)

With wood laminate flooring, radiator and inset ceiling spotlights. Archway opening into...

Lounge 14' 9" x 12' 10" (4.49m x 3.90m)

With wood laminate flooring, radiator, PVCu double glazed windows to the side and rear and obscured PVCu back door to the garden.

First Floor

Landing

With linen cupboard.

Bedroom 1 9' 7" x 10' 0" (2.91m x 3.06m)

With wood laminate flooring, built in wardrobe, radiator and PVCu double glazed window to the rear.

Bedroom 2 8' 11" x 8' 6" (2.72m x 2.58m)

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

Bedroom 3 6' 11" x 7' 0" (2.10m x 2.13m)

With wood laminate flooring, radiator and PVCu double glazed window to the rear.

Bathroom

With wood laminate flooring, white suite comprising bath with rainfall shower over, pedestal hand basin and close coupled W.C, radiator and obscured PVCu double glazed window to the front.

Externally

To the front

Path to the front door next to an area laid to slate chippings. Side path providing access to the rear garden. Off road parking and potential to create driveway parking (subject to the relevant consent).

To the rear

The well maintained rear garden is fully enclosed and offers an area laid to lawn, two seating areas laid to gravel and patio and a range of shrubs and trees. A gate provides side access leading to the front of the property.

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.

Tenure

The property is sold as freehold.

Broadband

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



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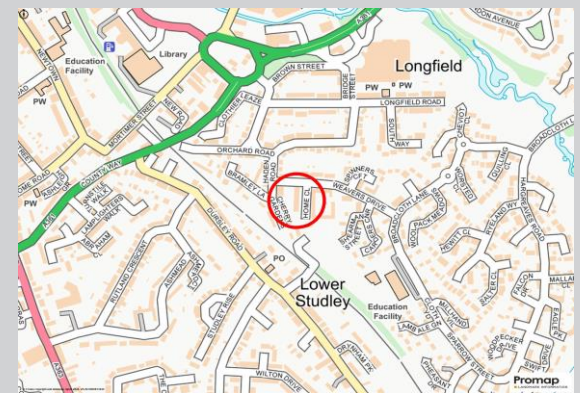
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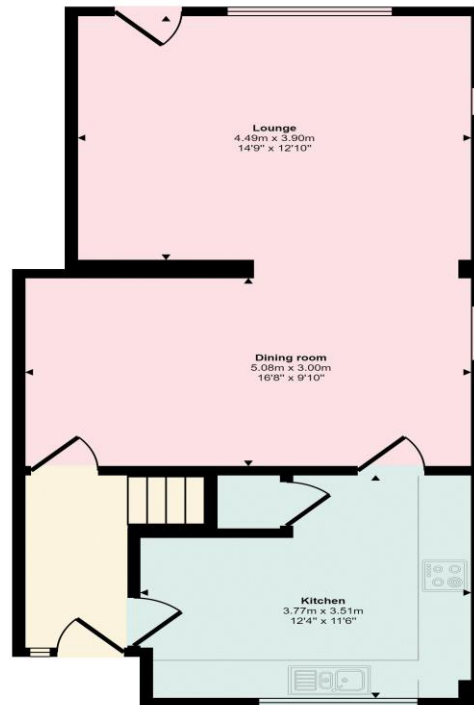


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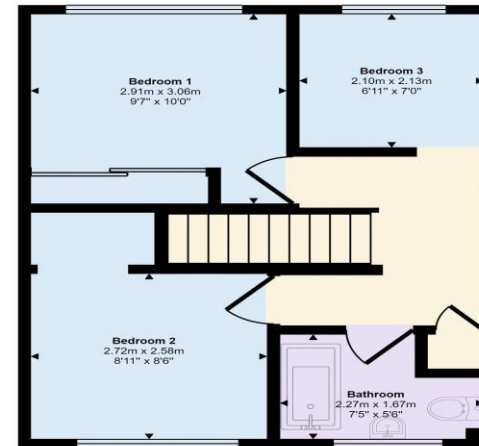
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Approx Gross Internal Area
87 sq m / 933 sq ft



Ground Floor
Approx 52 sq m / 556 sq ft



First Floor
Approx 35 sq m / 376 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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