



**Wrights**  
01225 755553

Frome Road, Trowbridge, Wiltshire, BA14 0DS

£250,000

This spacious three bedroom semi detached property requires modernisation, offering fantastic potential to create a wonderful family home. Features include gas central heating, PVCu double glazing, downstairs cloakroom, a spacious lounge and separate dining room, generous front and rear gardens, garage/workshop and off road parking to the rear.

Sold with the benefit of no onward chain.

### 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**

**Requires some modernisation**

**Gas central heating**

**PVCu double glazing**

**Spacious lounge and separate dining room**

**Downstairs W.C**  
**Generous front and rear gardens**  
**Spacious garage/workshop**  
**Parking to the rear**  
**No onward chain**



## The property comprises

### Ground Floor

#### Entrance Hall

With radiator and stairs to the first floor with storage cupboard under.

#### Cloakroom

With low level W.C, corner hand basin and obscured PVCu double glazed window to the side.

#### Lounge

*11' 1" x 18' 0" (3.39m x 5.48m)*

With gas fire and brick surround, radiator and PVCu double glazed window to the front. Double doors into the dining room.

#### Dining Room

*9' 1" x 8' 10" (2.76m x 2.68m)*

With radiator and PVCu double glazed window to the rear.

#### Kitchen

*10' 4" x 11' 1" (3.16m x 3.38m)*

With a range of eye level and base units, worktops with tiled splash backs, sink/drain unit, freestanding cooker, heated towel rail, larder cupboard and PVCu double glazed window to the rear.

#### Side hall

With tiled flooring and doors to the front and rear.

### First floor

#### Landing

With radiator, loft hatch and PVCu double glazed window to the side.

#### Bedroom 1 *10' 10" x 12' 6" (3.31m x 3.82m)*

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

#### Bedroom 2 *11' 1" x 12' 2" (3.37m x 3.72m)*

With radiator, airing cupboard housing hot water cylinder and PVCu double glazed window to the rear.

#### Bedroom 3 *8' 1" x 7' 10" (2.47m x 2.40m)*

With radiator and PVCu double glazed window to the front.

#### Bathroom *8' 0" x 5' 9" (2.45m x 1.74m)*

With suite comprising bath with shower attachment, pedestal hand basin and low level W.C, radiator and obscured PVCu double glazed window to the rear.

## Externally

### To the front

The generous front garden is mainly laid to lawn with a range of shrubs and paths leading to the front doors. Potential to create additional off road parking (subject to the relevant planning consent)

### To the rear

The property offers a spacious and private enclosed rear garden with access into the garage/workshop.

### Garage/workshop and parking

The spacious garage offers ample space to store a vehicle and additional workshop space, with power, light, door to the rear garden and up and over door to the front. Off road parking for one vehicle in front.

## Council tax

The property is currently in council tax band C.

## 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.

## Broadband

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

## Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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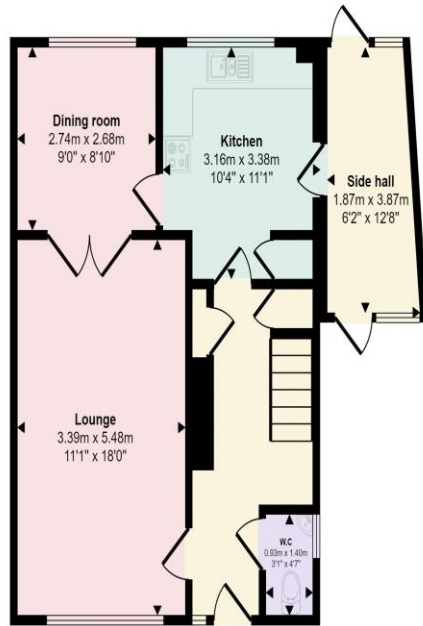


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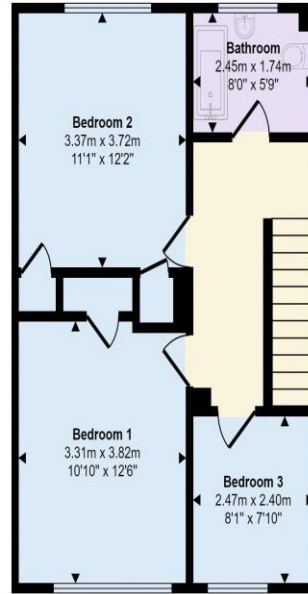
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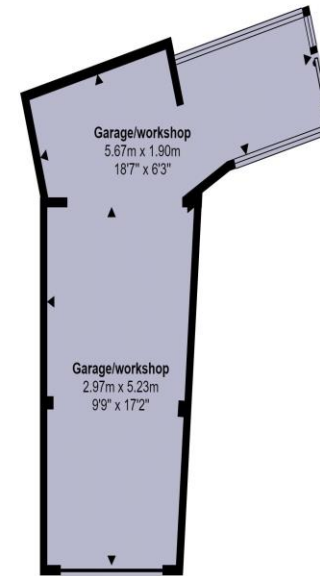
Approx Gross Internal Area  
131 sq m / 1413 sq ft



Ground Floor  
Approx 57 sq m / 612 sq ft

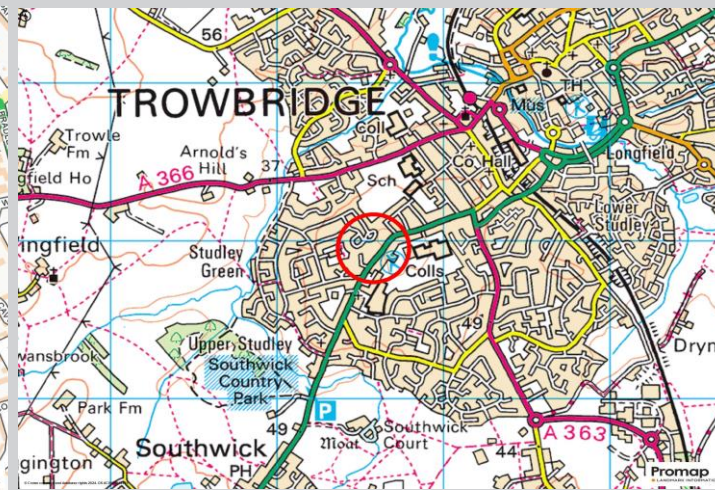
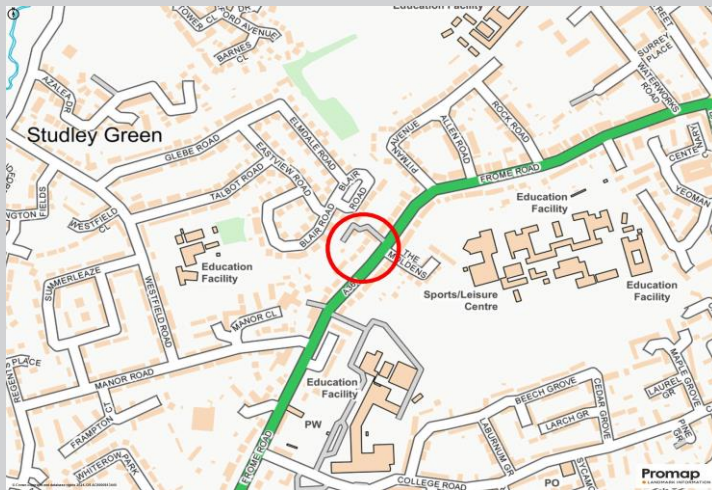


First Floor  
Approx 49 sq m / 533 sq ft



Garage/Workshop  
Approx 25 sq m / 268 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.





T 01225 755553

E info@wrightsresidential.co.uk

W www.wrightsresidential.co.uk

A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

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