



Wrights
01225 755553

Bond Street Buildings, Trowbridge, Wiltshire, BA14 0AN

£195,000

This spacious two bedroom property is situated in a tucked away, peaceful location, yet conveniently close to many amenities including Trowbridge railway station and the town centre.

Features include gas central heating, PVCu double glazing, two reception rooms, two double bedrooms, fully boarded loft with Velux windows (excellent potential for loft conversion, subject to planning) and a pretty enclosed rear garden.

Offered for sale with the benefit of no onward chain.



Spacious two bedroom home

Situated within easy reach of Trowbridge town centre and railway station

Peaceful location

Gas central heating and PVCu double glazing

Situation

The property is situated in a lovely peaceful location, 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.

Two reception rooms

Two double bedrooms

Downstairs W.C

Excellent potential for loft extension (subject to consent)

Pretty enclosed rear garden

No onward chain



The property comprises

Ground Floor

Kitchen 5' 8" x 10' 5" (1.72m x 3.18m)

With PVCu front door, tiled flooring, a range of base units, worktops with wood panelled splash backs, one and a half bowl sink/drainage unit, integrated electric oven and hob and PVCu double glazed window to the front.

Utility room

With tiled floor, radiator and space for fridge/freezer and washing machine.

Cloakroom

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

Dining Room 11' 1" x 14' 2" (3.39m x 4.33m)

With wood flooring, radiator, stairs to the first floor and PVCu double glazed window to the front.

Lounge 11' 2" x 10' 11" (3.41m x 3.34m)

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

Porch

With glazed door opening onto the rear garden.

First Floor

Landing

With wood laminate flooring and loft hatch (the loft is fully boarded, with a pull down ladder and two velux windows).

Bedroom 1 11' 3" x 11' 1" (3.44m x 3.39m)

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

Bedroom 2 8' 2" x 11' 4" (2.49m x 3.45m)

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

Bathroom

With suite comprising bath with mains shower over, low level W.C and pedestal hand basin, cupboard housing gas combi boiler and two obscured PVCu double glazed windows to the side.

Externally

To the front

Enclosed courtyard garden leading to the front door.

To the rear

The pretty enclosed rear garden offers a patio seating area, areas laid to gravel, a range of mature shrubs and trees and a wooden storage shed.

Council tax

The property is currently is council tax band A.

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 (boiler replaced in 2016). 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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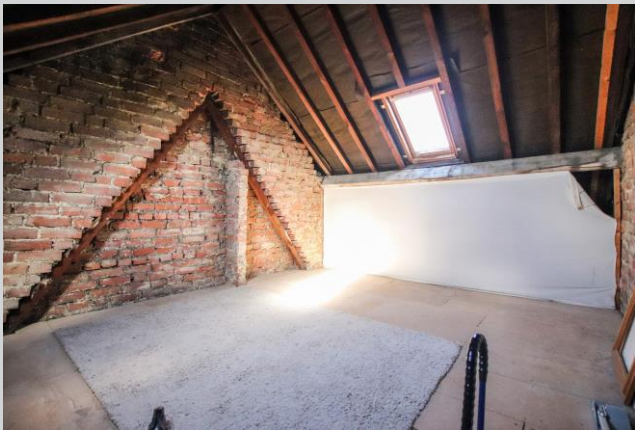
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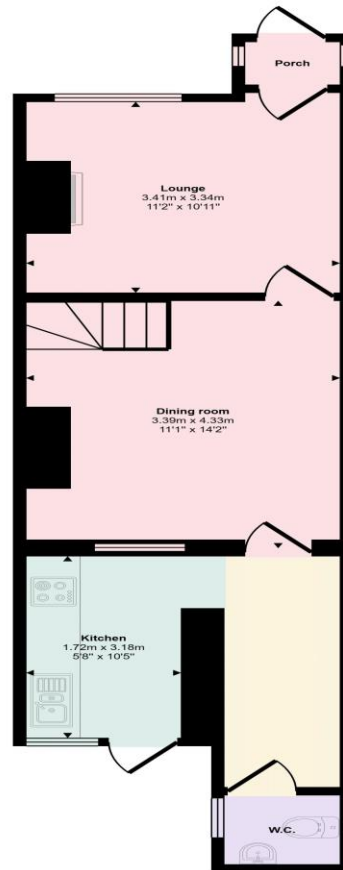
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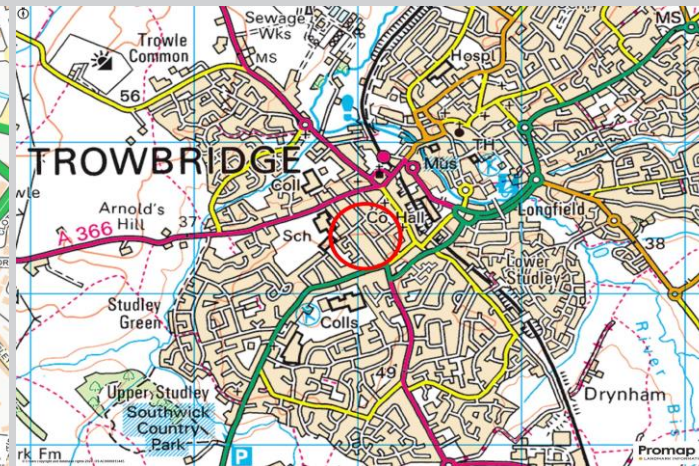
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Ground Floor
Approx 44 sq m / 471 sq ft

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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