



**Wrights**  
01225 755553

Ramsbury Walk, Trowbridge, Wiltshire, BA14 0UU

£290,000

This deceptively spacious and well presented two/three bedroom bungalow is perfect for family living. The property is situated on a cul-de-sac within the popular Holbrook Lane area of Trowbridge, close to a selection of primary and secondary schools. Features include a spacious kitchen/breakfast room, two double bedrooms, dining room/third double bedroom, conservatory, a sunny South-West facing rear garden, garage and driveway parking.

Sold with the benefit of no onward chain.

### Situation

The property is situated on a quiet cul-de-sac within the popular Holbrook Park development, close to many local amenities including a choice of Primary and secondary schools and close to several parks and children's play areas.

The town centre of Trowbridge is 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.



**Deceptively spacious  
two/three bedroom  
bungalow**

**Beautifully presented  
Kitchen/Breakfast room**

**Spacious Lounge**

**Conservatory**

**Dining Room/Third  
double bedroom**

**Gas central heating and  
PVCu double glazing**

**Pretty South-West facing  
enclosed garden**

**Garage and driveway  
parking**

**No onward chain**



## The property comprises

### Entrance Hall

With PVCu front door, radiator and cupboard housing gas boiler.

### Lounge

*13' 5" x 12' 8" (4.10m x 3.87m)*

With radiator and two sky lights.

### Dining Room/Bedroom 3

*7' 2" x 13' 8" (2.18m x 4.17m)*

With radiator, PVCu double glazed window to the rear and PVCu door to the Conservatory.

### Kitchen/Breakfast Room

*12' 8" x 15' 3" (3.85m x 4.65m) max*

With a range of eye level and base units, worktops with upstands, inset one and a half bowl sink/drain, integrated eye level double oven, ceramic hob with extractor hood over, built in dishwasher, space for fridge/freezer, larder cupboard, radiator, PVCu double glazed window to the rear and PVCu door to the Conservatory.

### Conservatory

*9' 10" x 5' 7" (2.99m x 1.71m)*

Of PVCu construction with plumbing for the washing machine and PVCu door to the rear garden.

### Bedroom 1

*9' 11" x 11' 11" (3.01m x 3.64m)*

With radiator and PVCu double glazed window to the front.

### Bedroom 2

*8' 2" x 8' 11" (2.49m x 2.71m)*

With radiator and PVCu double glazed window to the front.

### Bathroom

*5' 2" x 7' 10" (1.58m x 2.38m)*

With white suite comprising bath with electric shower over, low level W.C and pedestal hand basin, radiator, wall mounted electric heater and obscured PVCu double glazed window to the side.

## Externally

### To the front and side

The front garden is laid to gravel with a path leading to the front door. Driveway parking to the side in front of the garage.

### Garage

With up and over door to the front, power, light, eaves storage, sink unit with additional plumbing for washing machine and PVCu door to the garden.

### To the rear

The pretty South-West facing rear garden is fully enclosed and offers a high degree of privacy. The garden is mainly laid to gravel with a patio seating area, a range of shrubs and trees, hot and cold water taps and a gate providing access to the front of the property.

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

## Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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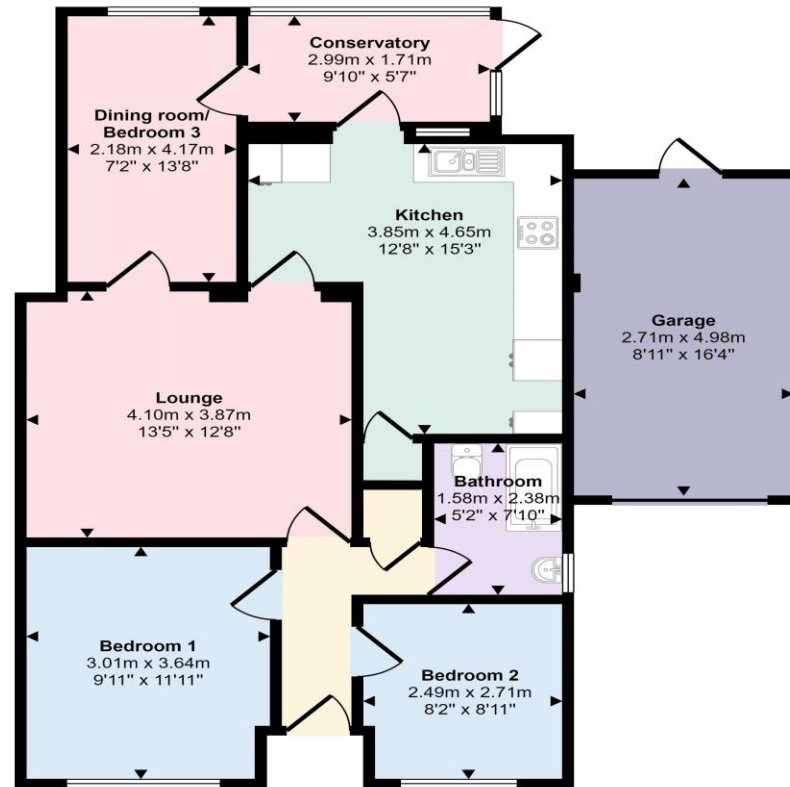


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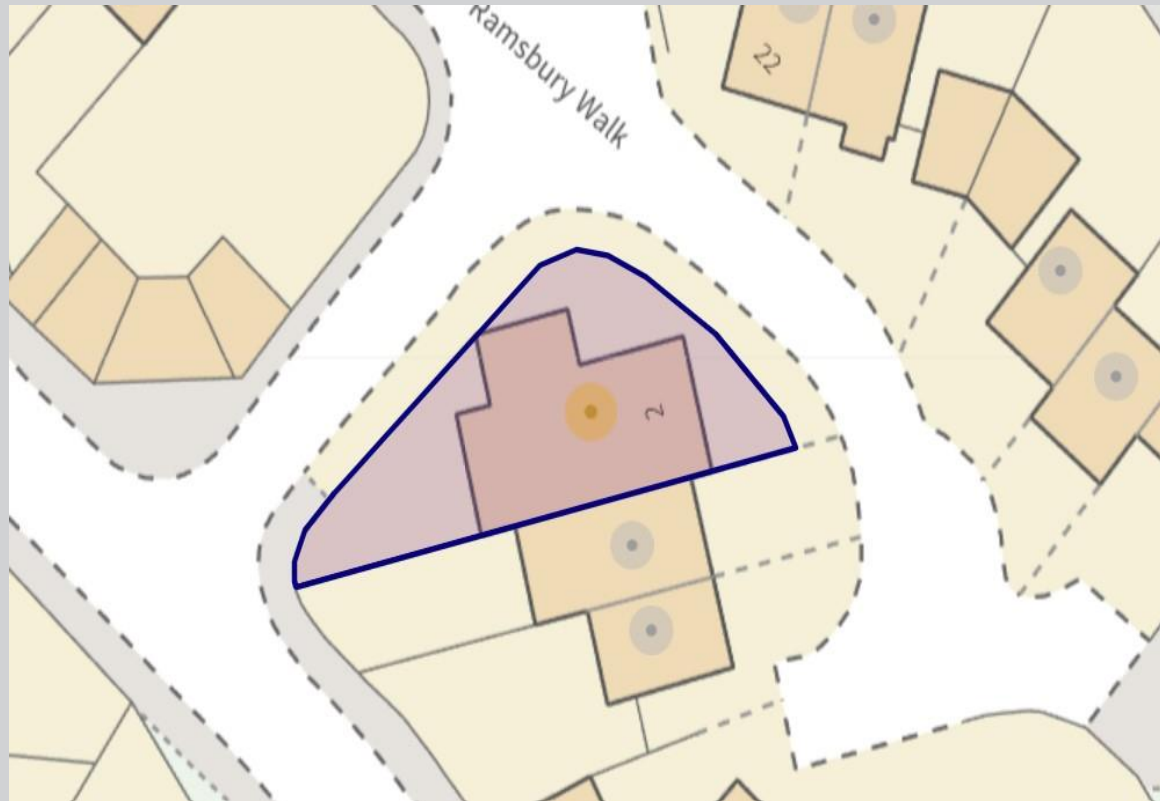
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Approx Gross Internal Area  
89 sq m / 958 sq ft



Floorplan

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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