



**Wrights**  
01225 755553

Ramsbury Walk, Trowbridge, Wiltshire, BA14 0UU

Guide Price

£290,000

## 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 as well as several parks for dog walking and children's play areas.

Just a 2 minute walk from the property, a bus stop provides easy access to the town centre of Trowbridge, offering 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.



**Spacious extended  
two/three bedroom  
bungalow**

**Suitable for family living**

**Large L-shaped  
Kitchen/Breakfast room  
with adjoining  
conservatory**

**Spacious Lounge leading  
to dining room/snug/third  
double bedroom**

**Recently refurbished, in  
excellent condition  
throughout**

**Pretty South-West facing  
enclosed garden**

**Large garage with  
plumbing for washing  
machine**

**Off road parking for three  
vehicles**

**Close to shops and retail  
park on Bradley Road**



This spacious, extended two/three bedroom bungalow is perfect for family living, with a large L-shaped kitchen/breakfast room and adjoining conservatory. A generous lounge leads to a separate dining room, which could also be used as a snug or third double bedroom. Externally, the property offers a private South-West facing rear garden laid to paving and gravel, a garage and off road parking for three vehicles.

The present owner has refurbished the property, including the following:

Updated kitchen and bathroom Replacement boiler Some radiators replaced Windows replaced External doors replaced Conservatory added.

Sold with the benefit of no onward chain.

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#### 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, PVCu door to the garden. power, light, eaves storage, sink unit with draining board, cupboard and additional plumbing for washing machine.

#### **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 established plants and shrubs, hot and cold water taps, a garden shed 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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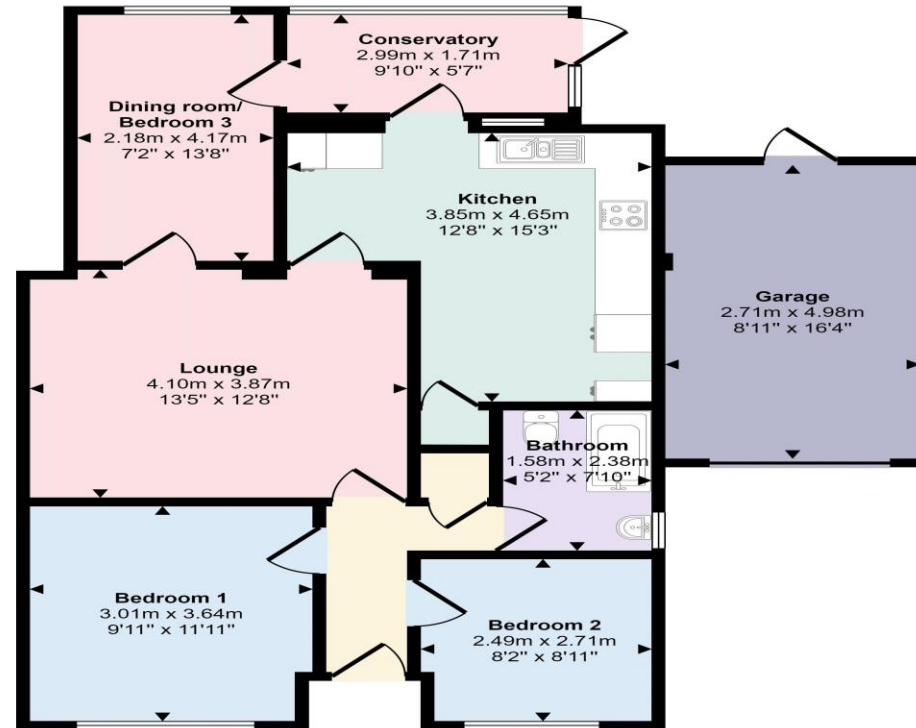


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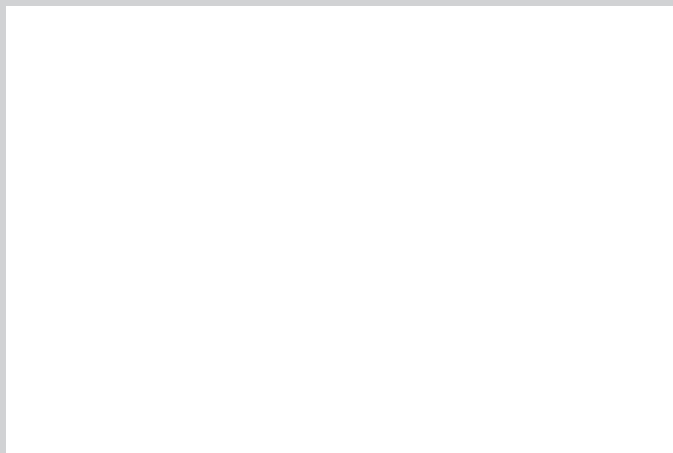
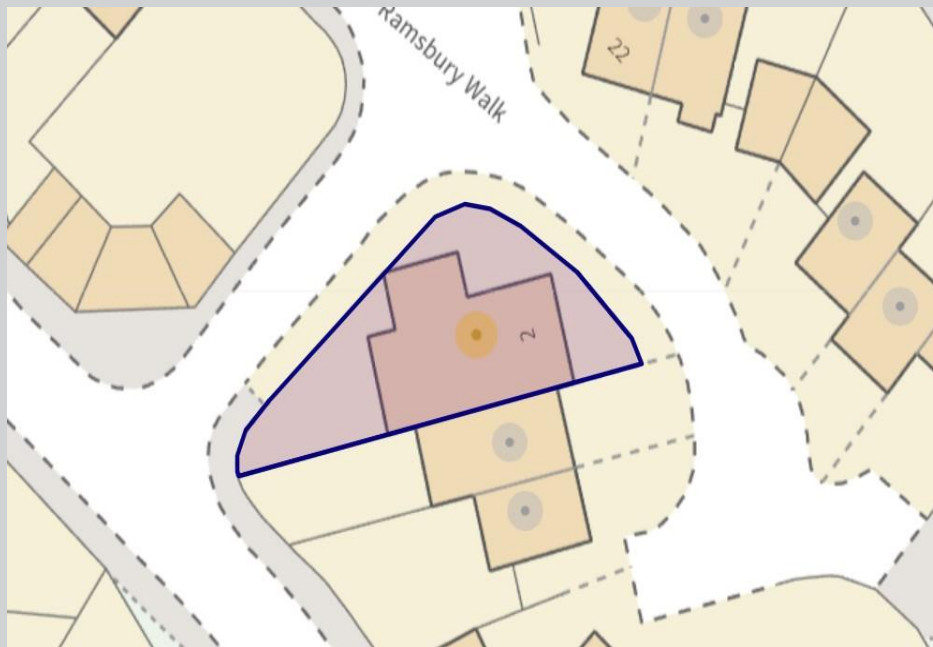
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Approx Gross Internal Area  
89 sq m / 958 sq ft



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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