



**Wrights**  
01225 755553

17 Cherry Gardens, Trowbridge, Wiltshire, BA14 7AU

£190,000

This spacious two bedroom property is conveniently situated within easy reach of Trowbridge town centre and railway station. Features include a spacious open plan kitchen/diner and living room, conservatory two double bedrooms, an enclosed rear garden and off road parking.

Sold with the benefit of no onward chain.

### Situation

The property is situated 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.



**Two bedroom terraced property**

**Within easy reach of town centre and railway station**

**Gas central heating**

**PVCu double glazing**

**Open plan kitchen/diner and living room**

**Two double bedrooms**

**Conservatory**

**Enclosed garden**

**Off road parking**

**No onward chain**



## The property comprises

### Ground Floor

#### Entrance Hall

With PVCu front door, tiled flooring, radiator and stairs to the first floor.

#### Kitchen/Diner *12' 11" x 11' 10" (3.94m x 3.60m)*

With tiled floor, a range of eye level and base units, wood laminate worktops with tiled splash backs, solid beech wood breakfast bar, one and a half bowl sink/drain unit, integrated double electric oven, four ring gas hob with extractor hood over, space for fridge/freezer, washing machine and dishwasher, cupboard housing new gas combi boiler and PVCu double glazed window to the rear. Open plan into Lounge.

#### Lounge *16' 8" x 10' 0" (5.08m x 3.05m)*

With parquet flooring, radiator, storage cupboard under the stairs and sliding patio doors to the conservatory.

#### Conservatory *8' 10" x 9' 2" (2.69m x 2.80m)*

Of PVCu construction with tiled flooring, electric power socket and door to the rear garden.

### First Floor

#### Landing

With loft access.

#### Bedroom 1 *12' 11" x 10' 11" (3.93m x 3.32m)*

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

#### Bedroom 2 *9' 9" x 10' 10" (2.96m x 3.31m)*

With radiator and PVCu double glazed window to the side.

#### Bathroom

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

#### Externally

The property comes with off road communal parking, as well as an enclosed rear garden with a covered storage area to the side and a gate providing access to the rear.

#### Council tax

The property is in council tax band B.

#### 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. The most recent gas safety inspection was carried out in July 2024. Please note that the Agent has not tested any appliances.

#### Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 9000Mbps

#### Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



EXCLUSIVE MORTGAGE  
ADVICE FOR WRIGHTS  
RESIDENTIAL WITH

**GEM  
MORTGAGES**

Gemma Coleman  
Telephone 01225 755553  
Mobile: 07717 749944  
Email: gemma@gemmortgages.co.uk

CALL NOW FOR FREE MORTGAGE  
ADVICE THAT YOU CAN TRUST



**Wrights**  
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553

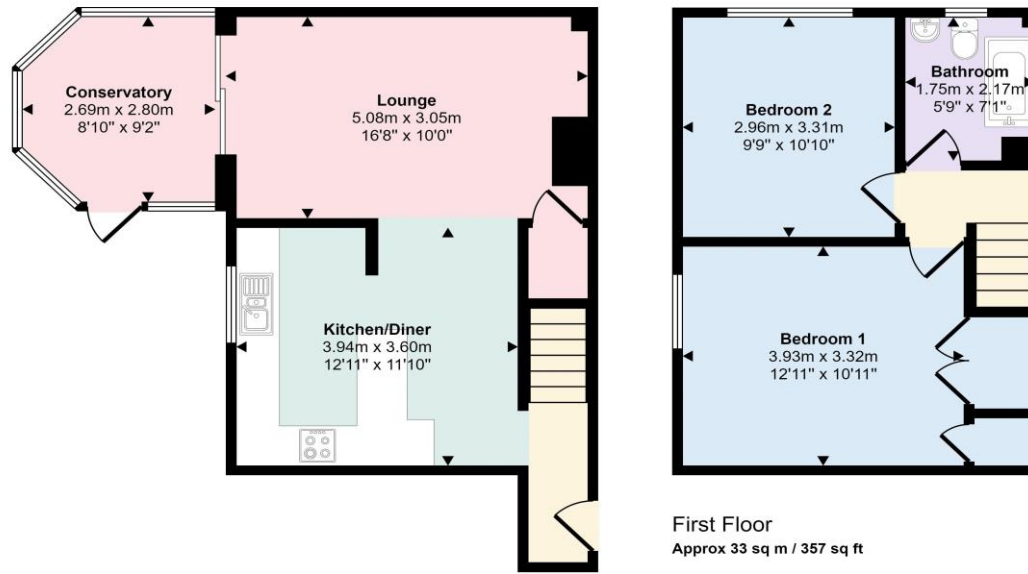


**Wrights**  
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553

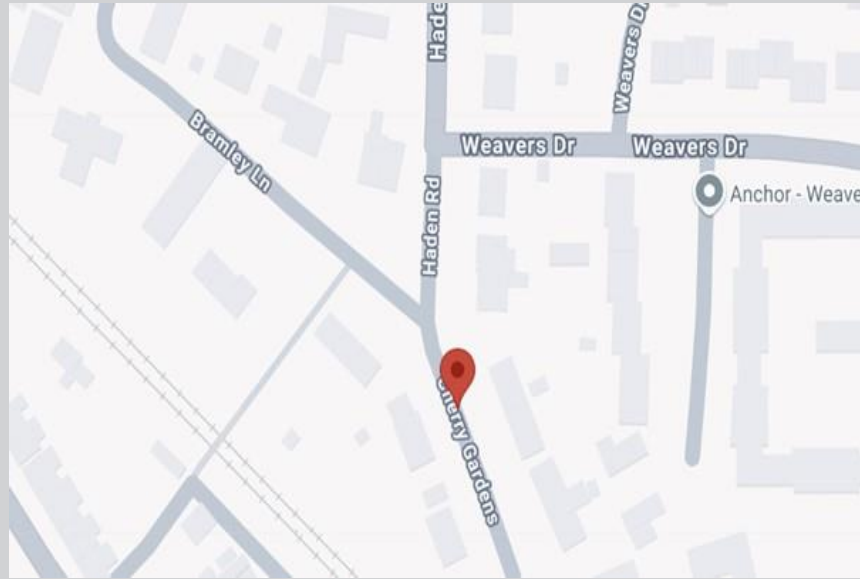
Approx Gross Internal Area  
76 sq m / 814 sq ft



Ground Floor  
Approx 42 sq m / 457 sq ft

First Floor  
Approx 33 sq m / 357 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

### Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.