



Wrights
01225 755553

Francis Street, Trowbridge, Wiltshire, BA14 8NY

Offers in excess of
£200,000

This spacious three bedroom end of terrace house is situated with easy reach of Trowbridge town centre and railway station.

Features include a private enclosed rear garden, open plan lounge and kitchen/diner, utility room, downstairs cloakroom, three good size bedrooms, gas central heating and PVCu double glazing.

Sold with the benefit of no onward chain.



Three bedroom terrace property

Open plan lounge and kitchen/diner

Utility room

Downstairs W.C

Three generous bedrooms

Situation

The property is situated close to many local amenities including Trowbridge railway station and the town centre, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

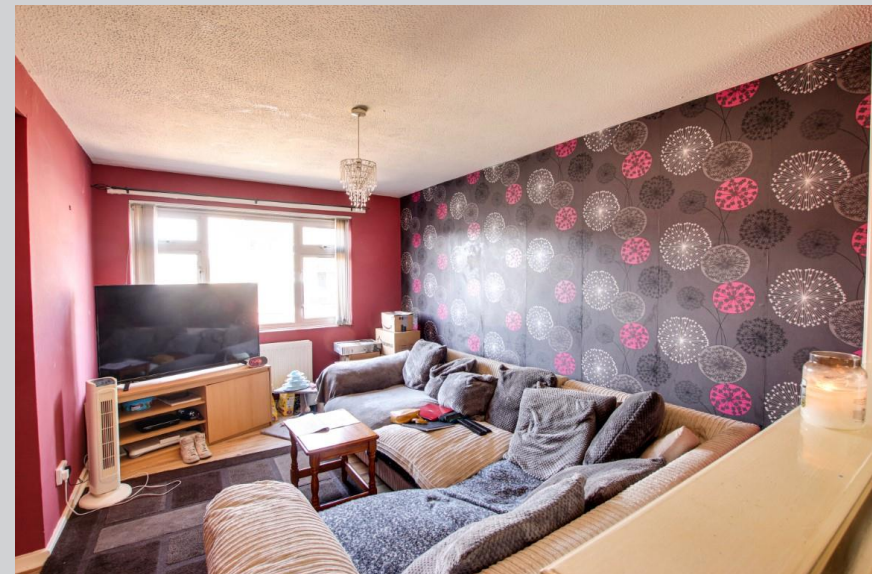
Access to London by train is direct via Westbury (approx 5 miles) and indirect via Trowbridge. The World Heritage City of Bath is just 15 miles away, famed for its shopping, period buildings and many places of cultural interest.

Enclosed front and rear gardens

Gas central heating

PVCu double glazing

No onward chain



The property comprises

Entrance Hall

With PVCu front door, wood laminate flooring, wall mounted gas boiler, radiator and stairs to the first floor.

Lounge 13' 7" x 13' 3" (4.15m x 4.05m) max

With wood laminate flooring, radiator and PVCu double glazed window to the front. Open plan into...

Kitchen/Diner 14' 3" x 9' 7" (4.35m x 2.93m)

With wood laminate flooring, a range of eye level and base units, worktops with tiled splash backs, inset sink/ drainer unit, space for cooker, fridge, freezer and washing machine, radiator and PVCu double glazed window to the rear.

Rear Hall

With back door opening onto the rear garden.

Cloakroom

With white suite comprising low level W.C and hand basin, radiator and obscured PVCu double glazed window to the rear.

Utility room

With wood laminate flooring and storage cupboard under the stairs.

First Floor

Landing

With airing cupboard housing hot water cylinder and loft hatch.

Bedroom 1 15' 6" x 9' 10" (4.72m x 2.99m)

With radiator and PVCu double glazed window to the front.

Bedroom 2 12' 5" x 9' 7" (3.78m x 2.93m)

With radiator and PVCu double glazed window to the rear.

Bedroom 3 9' 10" x 6' 7" (2.99m x 2.00m)

With radiator and PVCu double glazed window to the front.

Bathroom

With wood laminate flooring, white suite comprising bath with electric shower over, low level W.C and pedestal hand basin, radiator and obscured PVCu double glazed window to the rear.

Externally

To the front

Enclosed front garden laid to gravel. Path to the front door.

To the rear

The enclosed South-West facing rear garden offers a good degree of privacy, with a spacious seating area, an area laid to lawn and a path leading to gated rear access.

Council tax

The property is currently 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. Please note that the Agent has not tested any appliances.



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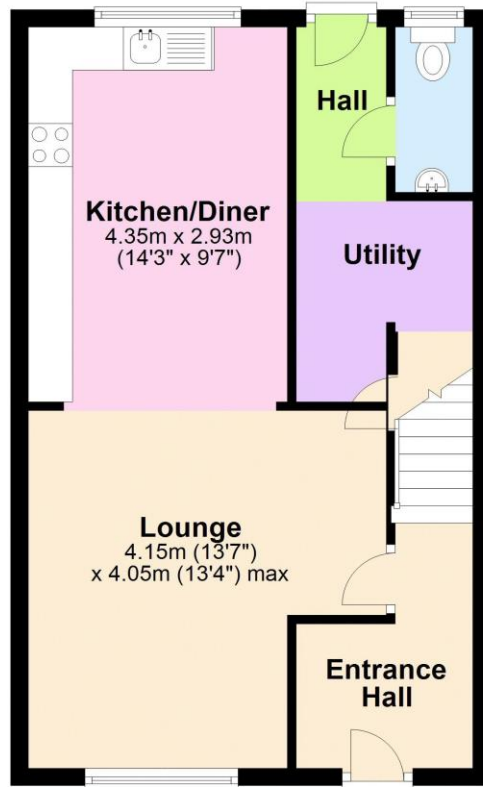
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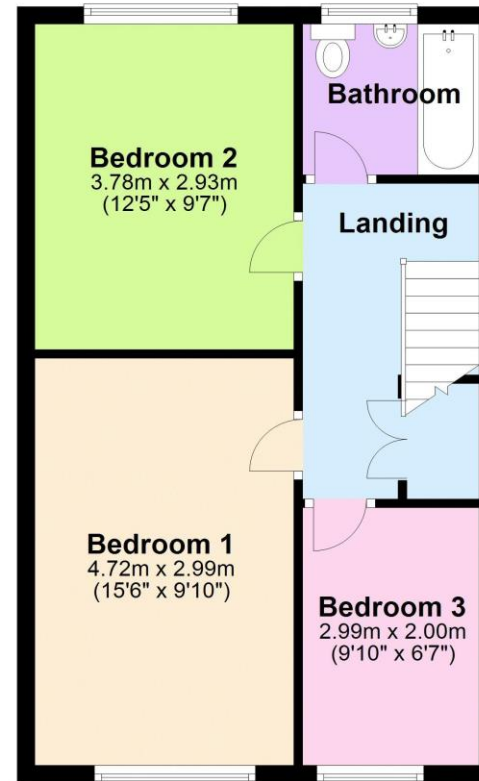
Ground Floor

Approx. 43.5 sq. metres (468.1 sq. feet)

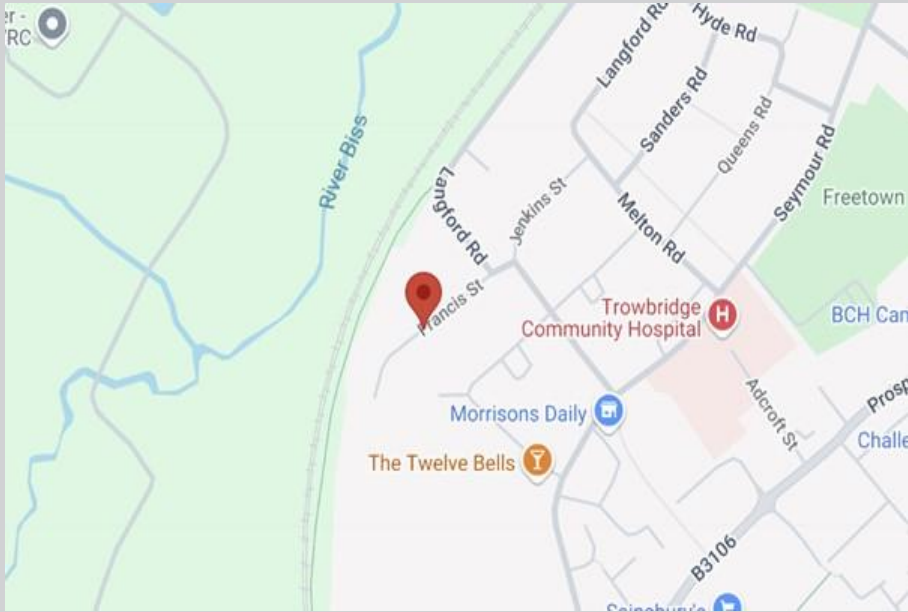


First Floor

Approx. 43.6 sq. metres (468.9 sq. feet)



Total area: approx. 87.0 sq. metres (936.9 sq. feet)





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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.