



Wrights
01225 755553

Walnut Grove, Trowbridge, Wiltshire, BA14 0HR

£250,000

Situation

The property is situated on a small cul-de-sac, close to many local amenities including a choice of Primary and Secondary schools, Trowbridge College and a convenience store.

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.



Spacious three bedroom property

Close to Primary and secondary schools

Kitchen/Diner

Spacious lounge

Three generous bedrooms

Modern shower room and additional W.C

Large enclosed rear garden

Gas central heating and PVCu double glazing

On road parking (non allocated)



This spacious and well presented three bedroom property is situated within a popular area, closed to a choice of schools as well as Trowbridge College.

Features include a kitchen/diner, spacious lounge, three generous bedrooms, a modern shower room and additional W.C and a large enclosed rear garden.

Viewing highly recommended!

The property comprises

Ground Floor

Entrance Hall

With composite front door, tiled flooring and large utility cupboard with PVCu double glazed window to the front.

Kitchen/Diner

12' 10" x 13' 10" (3.90m x 4.21m) max

With tiled flooring, a range of eye level and base units, wood laminate worktops with upstands and tiled splash backs, integrated eye level electric oven, ceramic hob with extractor hood over, integrated dishwasher and freezer, space for American style fridge/freezer and washing machine, inset sink/drain unit, radiator, storage cupboard under the stairs, PVCu double glazed window to the rear and obscured PVCu back door.

Lounge

12' 0" x 17' 7" (3.66m x 5.37m)

With wood laminate flooring, radiator, electric fire with wooden surround, PVCu double glazed window to the front and PVCu french doors opening onto the rear garden.

First Floor

Landing

With PVCu double glazed window to the rear.

Bedroom 1

11' 11" x 10' 1" (3.64m x 3.07m)

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

Bedroom 2

9' 6" x 11' 7" (2.90m x 3.52m)

With built in storage cupboard, airing cupboard housing hot water cylinder, radiator and PVCu double glazed window to the front.

Bedroom 3

9' 0" x 7' 4" (2.74m x 2.24m)

With radiator and PVCu double glazed window to the rear.

Bathroom

With suite comprising large walk in shower enclosure with mains rainfall shower, hand basin with vanity unit and W.C, heated towel rail and obscured PVCu double glazed window to the rear.

Additional W.C

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

Externally

To the front

Front garden laid to lawn with a path leading to the front door.

To the rear

The generous enclosed rear garden offers a large seating area laid to wooden decking, ideal for entertaining. There is also an area laid to lawn with garden shed, summer house, an outside tap and power socket and gated 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. 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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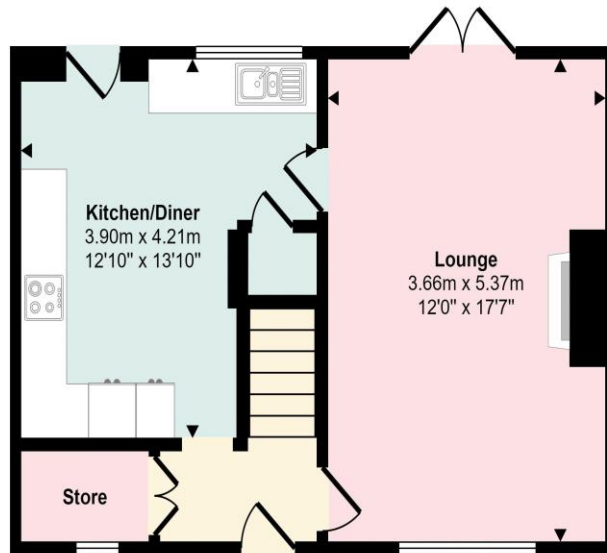


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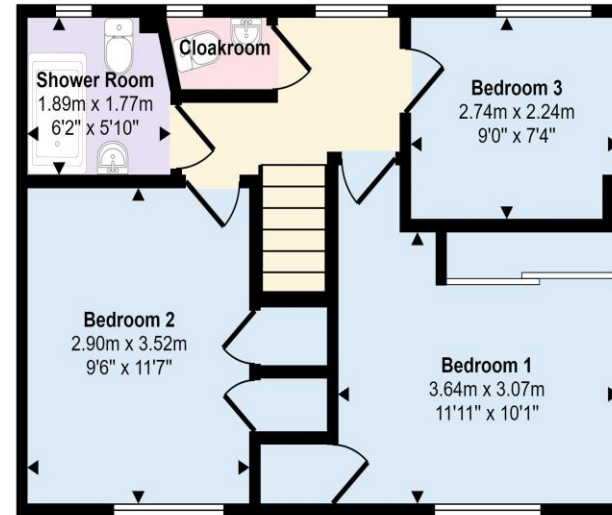
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Approx Gross Internal Area
84 sq m / 901 sq ft

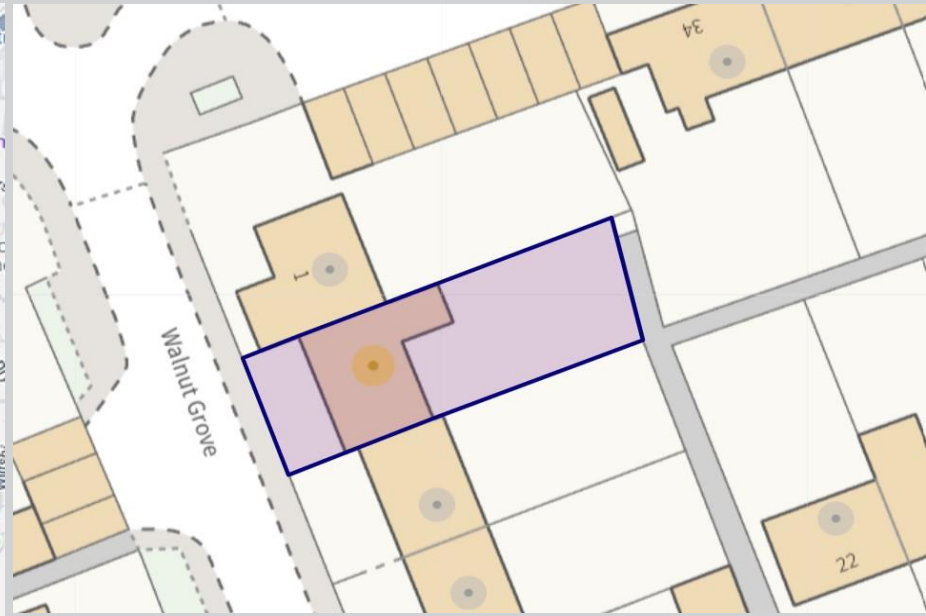
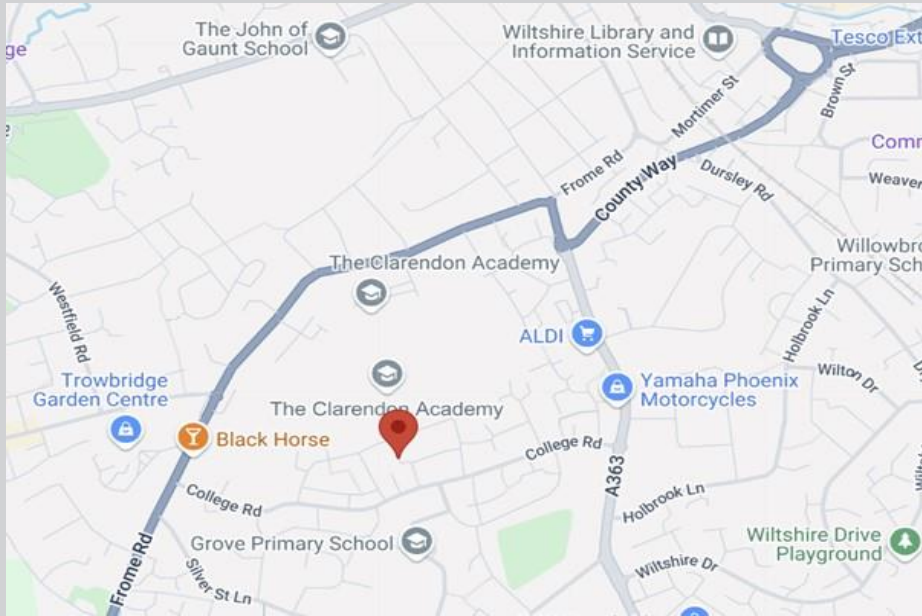


Ground Floor
Approx 42 sq m / 447 sq ft



First Floor
Approx 42 sq m / 455 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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