



Wrights
01225 755553

Brookmead, Southwick, Trowbridge, Wiltshire, BA14 9QJ

£260,000

This spacious four bedroom end of terrace home requires some renovation, offering fantastic potential to create a wonderful family home. Located in the popular village of Southwick, facing the open countryside, this home is perfectly positioned for those seeking a tranquil lifestyle, while being conveniently close to local amenities. Features include two generous reception rooms, a kitchen/diner, four bedrooms, first floor bathroom and shower room, driveway parking for two vehicles and a spacious enclosed rear garden.

Sold with the benefit of no onward chain.

Situation

The property is situated in a quiet cul-de-sac on the edge of the open countryside. The village of Southwick offers many amenities including a popular village Primary school, church, village shop and public house, as well as access to excellent countryside walks. The town 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 (3 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 12 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Spacious four bedroom
end of terrace property**

**Situated on the edge of
the open countryside**

Two reception rooms

Kitchen/diner

**First floor bathroom and
shower room**

Gas central heating
**Generous enclosed rear
garden**
**Driveway parking for two
vehicles**
No onward chain



The property comprises

Entrance Hall

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

Lounge

21' 6" x 12' 2" (6.56m x 3.72m) max

With wood laminate flooring, open fireplace, two radiators, window to the front and PVCu french doors to the rear.

Family room

12' 7" x 12' 5" (3.84m x 3.79m)

With wood laminate flooring, radiator and window to the front.

Kitchen/Diner

8' 7" x 15' 6" (2.62m x 4.73m)

With a range of eye level and base units, worktops with tiled splash backs, space for integrated oven, 5 ring ceramic hob with extractor hood over, sink/drain unit, radiator, PVCu double glazed window to the rear and PVCu door to the garden.

First Floor

Landing

With built in wardrobe and storage cupboard.

Bedroom 1

11' 5" x 12' 2" (3.49m x 3.72m) max

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

Bedroom 2

11' 5" x 8' 4" (3.48m x 2.54m)

With radiator and window to the front.

Bedroom 3

9' 11" x 8' 3" (3.03m x 2.52m)

With radiator and window to the rear.

Bedroom 4

7' 8" x 6' 11" (2.33m x 2.10m)

With built in bed and storage cupboard, radiator and window to the front.

Bathroom

5' 5" x 6' 11" (1.65m x 2.10m)

With white suite comprising bath with shower attachment, W.C and hand basin with vanity unit, radiator and PVCu double glazed window to the rear.

Shower Room

5' 5" x 12' 2" (1.65m x 3.72m)

With suite comprising shower enclosure with mains shower, low level W.C and pedestal hand basin, radiator and PVCu double glazed window to the rear.

Externally

To the front and side

Driveway parking for two vehicles and an area laid to gravel.

To the rear

The generous enclosed rear garden is mainly laid to gravel, with a range of trees and shrubs and a storage shed. A gate provides 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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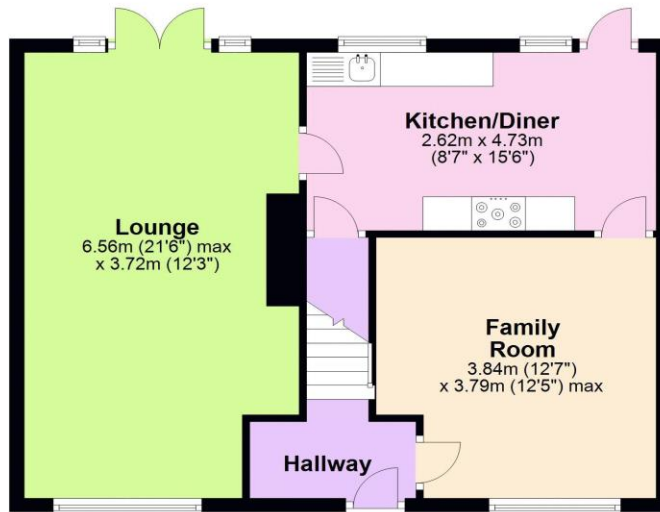
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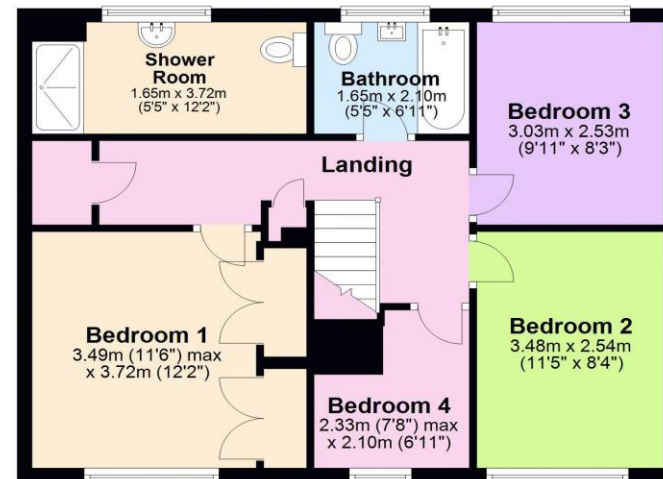
Ground Floor

Approx. 56.2 sq. metres (605.3 sq. feet)

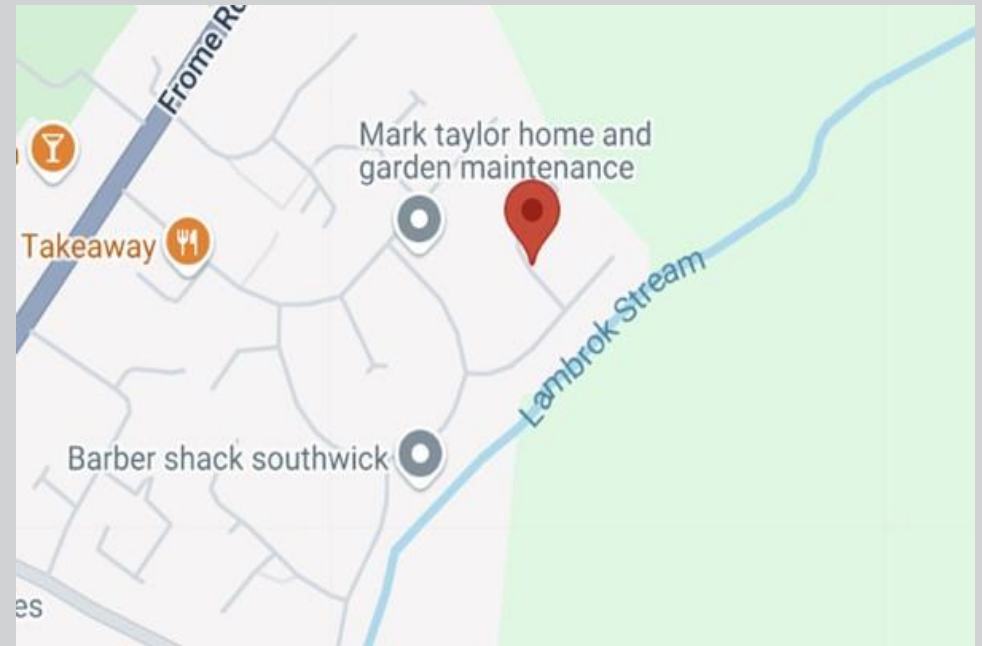
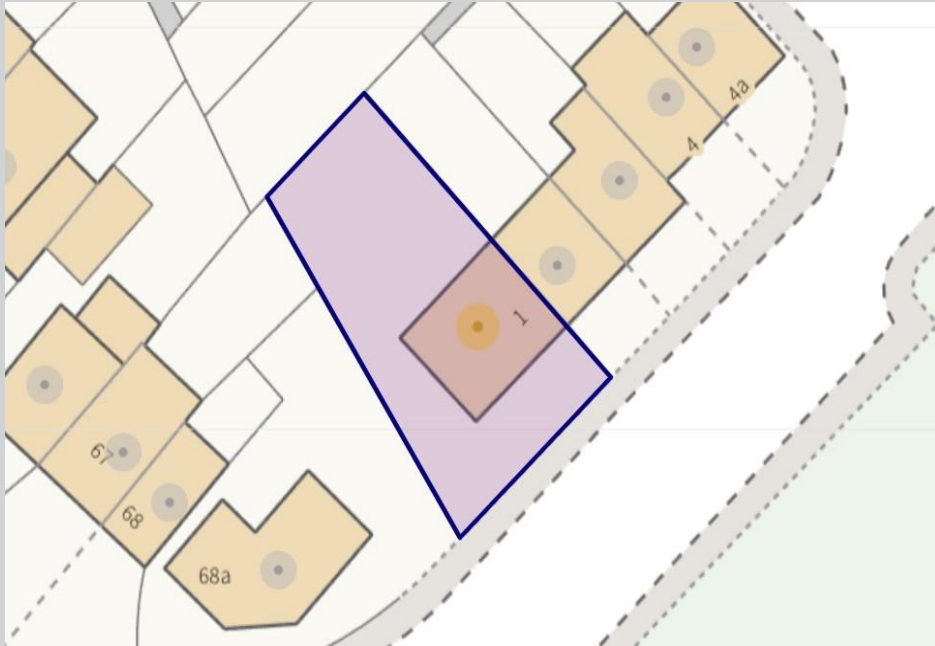


First Floor

Approx. 56.4 sq. metres (606.6 sq. feet)



Total area: approx. 112.6 sq. metres (1211.9 sq. feet)





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Disclaimer

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