



Wrights
01225 755553

Wyke Road, Trowbridge, Wiltshire, BA14 7NR

£230,000

This spacious and well presented two bedroom property is situated on the popular Hilperton side of Trowbridge.

Features include an open plan lounge and dining room, two double bedrooms, spacious first floor bathroom, a large enclosed rear garden, garage and off road parking for up to two vehicles to the rear of the property.

Viewing highly recommended!

Situation

The property is situated on the Hilperton side of town, conveniently located close to a local shop and primary school. The town centre 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 (5 miles) and indirect via Trowbridge.

The World Heritage City of Bath is also just 13 miles away, famed for its shopping, period buildings and many places of cultural interest.



Spacious and well presented two bedroom property

Hilperton side of Trowbridge

Gas central heating and PVCu double glazing

Open plan lounge and dining room

Two double bedrooms

Spacious first floor bathroom

Large enclosed rear garden

Garage

Off road parking for up to two vehicles

Viewing highly recommended



The property comprises

Ground Floor

Hallway

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

Lounge

9' 9" x 10' 11" (2.96m x 3.34m)

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

Dining Room

10' 8" x 11' 3" (3.25m x 3.44m)

With wood laminate flooring, original wood panel wall, radiator, storage cupboard under the stairs and PVCu double glazed window to the rear.

Kitchen

7' 1" x 9' 2" (2.15m x 2.79m)

With a range of eye level and base units, worktops with tiled splash backs, inset sink/drain unit, space for cooker, fridge/freezer, washing machine and slimline dishwasher, wall mounted Worcester gas boiler, PVCu double glazed windows to the side and rear and PVCu back door.

First Floor

Landing

With loft access (the loft is part boarded).

Bedroom 1

13' 3" x 10' 8" (4.04m x 3.25m)

With radiator and two PVCu double glazed windows to the front.

Bedroom 2

8' 8" x 11' 9" (2.65m x 3.59m)

With radiator and PVCu double glazed window to the rear.

Bathroom

7' 1" x 9' 0" (2.17m x 2.75m)

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

Externally

To the front

The front garden is laid to slate chippings with a path leading to the front door.

To the rear

The large rear garden offers a spacious patio seating area, an area laid to slate chippings and a spacious lawned area, with a path leading to rear access to the garage and parking area.

Garage and parking

Garage with double doors opening to the parking area, power and light. Off road parking for up to two vehicles.

Council tax

The property is in council tax band B.

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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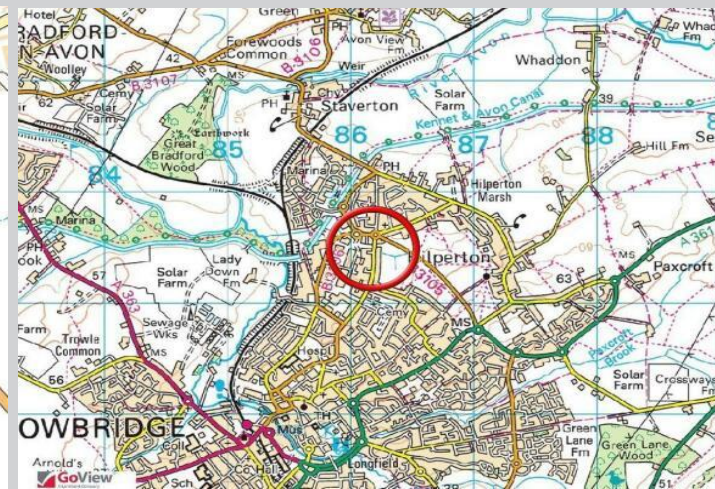
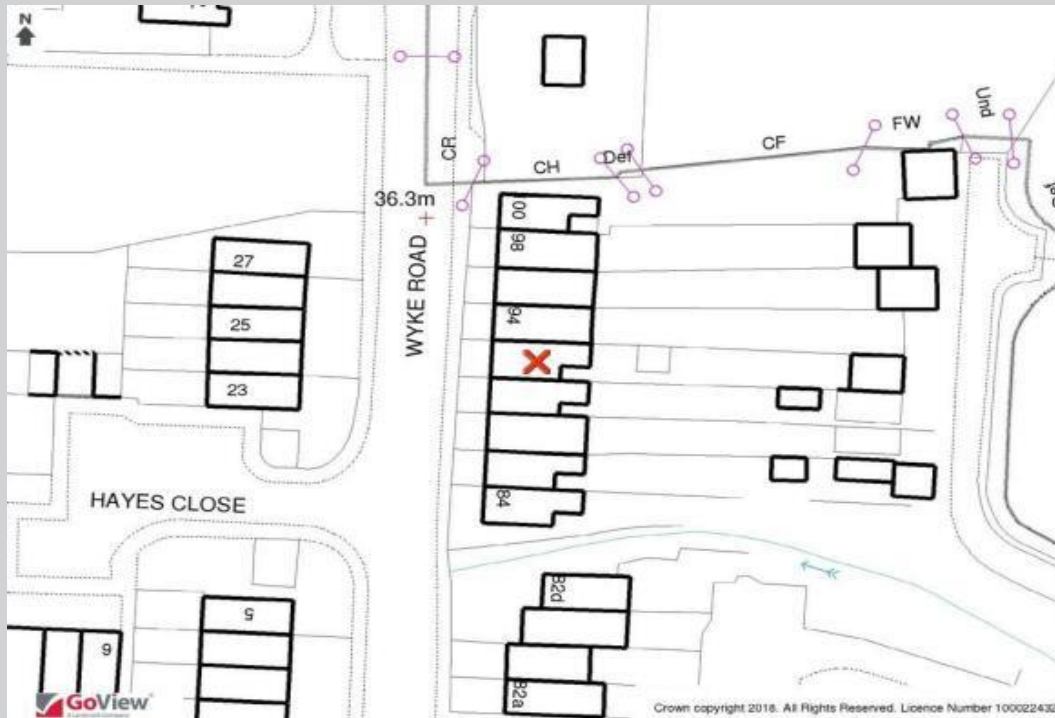
Approx Gross Internal Area
70 sq m / 750 sq ft



Ground Floor
Approx 35 sq m / 373 sq ft

First Floor
Approx 35 sq m / 378 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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