



Wrights
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Ashton Street, Trowbridge, Wiltshire, BA14 7ER

£230,000

This two/three bedroom character property is situated close to Trowbridge town centre and a stone's throw from Trowbridge town park.

The property is laid out across three floors, with a light and airy lounge and updated kitchen on the ground floor, two first floor bedrooms and a third bedroom/study and large bathroom located in the basement.

Features include gas central heating with a modern combi boiler, a mixture of PVCu and wood framed sash windows, a four piece bathroom suite and a small courtyard with storage shed.

Sold with the benefit of no onward chain.



**Two/three bedroom
character property**

**Situated close to
Trowbridge town centre
and town park**

**Gas central heating with
modern combi boiler**

Sash windows

Situation

The property is situated close to the town centre of Trowbridge, providing excellent shopping and leisure facilities, a multiplex cinema, Trowbridge town park, 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.

Updated kitchen

**Large bathroom with
four piece suite**

**Small courtyard with
storage shed**

No onward chain



The property comprises

Ground Floor

Lounge 10' 6" x 12' 5" (3.20m x 3.79m)

With wooden front door, radiator and sash windows to the front and side.

Kitchen 11' 8" x 8' 9" (3.56m x 2.67m)

With a range of tall eye level and base units, worktops with splash backs, integrated electric oven and ceramic hob with extractor hood over, integrated fridge/freezer, cupboard housing gas combi boiler, stairs to the first floor and PVCu double glazed sash window to the front.

First Floor

Landing

With loft access,

Bedroom 1 10' 6" x 9' 9" (3.21m x 2.97m)

With wood laminate flooring, radiator and two large feature sash windows to the front and side.

Bedroom 2 11' 7" x 9' 0" (3.53m x 2.74m)

With wood laminate flooring, radiator, built in wardrobe over the stairs and PVCu double glazed sash window to the front.

Basement

Hall

With storage cupboard under the stairs housing electric meter and wooden door to the courtyard.

Bedroom 3/Study 9' 1" x 7' 7" (2.78m x 2.31m)

With radiator and PVCu double glazed window to the front.

Bathroom

Exceptionally spacious room with four piece suite comprising bath with shower attachment, shower enclosure with electric shower, low level W.C and pedestal hand basin, two heated towel rails and sash window.

Outside space

The property comes with a small courtyard area laid to patio, with a storage shed.

Parking

A parking permit is available for on road parking at a cost of £40 for 6 months or £80 for 12 months.

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.

Broadband

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

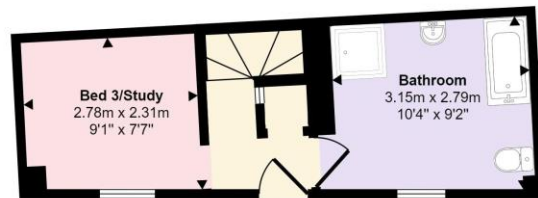
Mobile phone coverage

Both indoor and outdoor coverage are likely - source Ofcom.

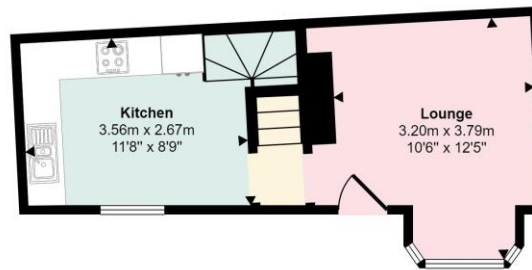




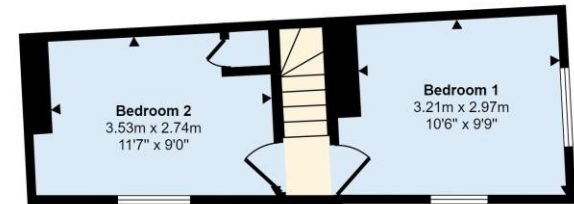
Approx Gross Internal Area
67 sq m / 722 sq ft



Lower Ground Floor
Approx 20 sq m / 216 sq ft



Ground Floor
Approx 24 sq m / 255 sq ft



First Floor
Approx 23 sq m / 251 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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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 and 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.