



Wrights
01225 755553

Adcroft Street, Trowbridge, Wiltshire, BA14 8PF

£205,000

This well presented two bedroom grade II listed terraced property is situated within easy reach of Trowbridge town centre and railway station.

The property offers many period features including exposed timber beams and feature fireplaces. On the ground floor is a cosy lounge which opens into the kitchen/diner, utility room and a refitted shower room. Upstairs are two double bedrooms and a cloakroom, and externally there is a private South West facing rear garden with brick built garden room.

Offered for sale with the benefit of no onward chain.

Situation

The property is situated within easy walking distance of 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 (5 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 15 miles away, famed for its shopping, period buildings and many places of cultural interest.



Two bedroom grade II listed property

Situated close to Trowbridge town centre and railway station

Kitchen/Diner

Utility room

Ground floor shower room and first floor cloakroom

Two double bedrooms

Private enclosed south west facing rear garden

Period features

Gas central heating and PVCu double glazing

Sold with no onward chain



The property comprises

Ground Floor

Entrance Porch

With PVCu front door.

Lounge 11' 11" x 10' 8" (3.62m x 3.26m) max

With exposed timber beam, wood laminate flooring, feature fireplace and PVCu double glazed window to the front.

Kitchen/Diner 11' 11" x 11' 6" (3.62m x 3.50m) max

With wood laminate flooring, a range of eye level and base units, worktops with tiled splash backs, space for cooker, one and a half bowl sink/drain unit, radiator, exposed timber beam and PVCu double glazed window to the rear.

Rear hall

With radiator and stairs to the first floor.

Utility room 5' 9" x 5' 3" (1.75m x 1.59m)

With tiled floor, space for fridge/freezer and washing machine, wall mounted gas boiler and wooden door to the garden.

Shower Room 10' 2" x 5' 1" (3.10m x 1.54m)

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

First Floor

Landing

With radiator.

Bedroom 1 12' 4" x 11' 1" (3.77m x 3.39m)

With radiator, feature fireplace and PVCu double glazed window to the front.

Bedroom 2 10' 1" x 6' 7" (3.07m x 2.01m)

With wood laminate flooring, feature fireplace, radiator and PVCu double glazed window to the rear.

Cloakroom

With white suite comprising low level W.C and pedestal hand basin, radiator and extractor fan.

Externally

To the front

To the front of the property is a walled courtyard area with gated access and path to the front door.

To the rear

The enclosed sunny south west facing garden offers a good degree of privacy, with a patio area and steps up to an area laid to lawn and areas containing a range of plants and shrubs. A path leads to a 10ft x 8ft brick built garden room with PVCu double glazed windows and French doors to the front.

Parking

We have been advised by the owner that 2 free permits are available for the hospital car park which is approx. 50m from the property.

Council tax

The property is currently in council tax band B with the rate payable for 2023/2024 being £1774.03.

Tenure

The property is sold as Freehold.



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553

EXCLUSIVE MORTGAGE ADVICE
FOR WRIGHTS RESIDENTIAL WITH

Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk

GEM MORTGAGES

CALL NOW FOR FREE
MORTGAGE ADVICE
THAT YOU CAN TRUST



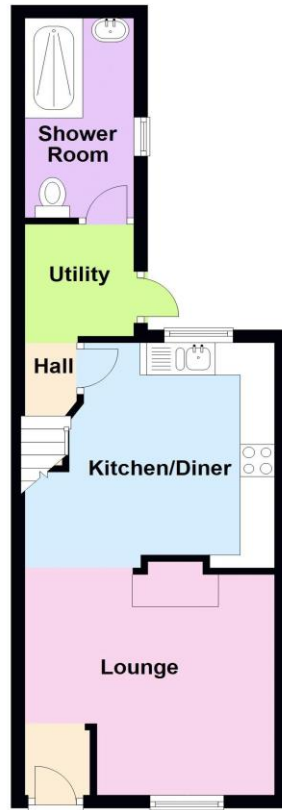
Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553

Ground Floor

Approx. 33.4 sq. metres (359.9 sq. feet)

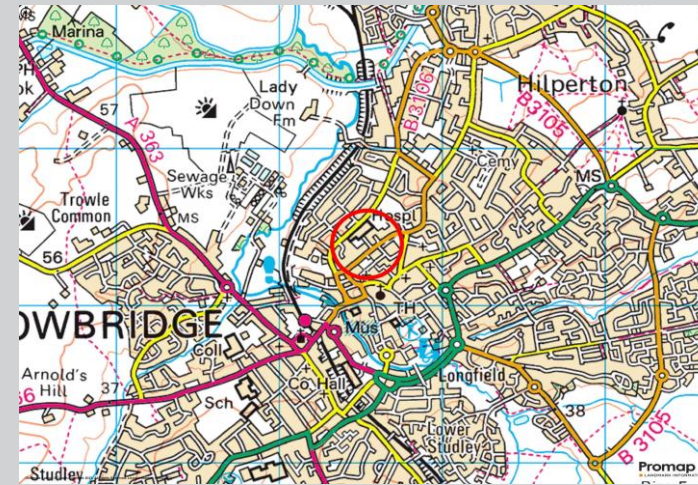


First Floor

Approx. 25.3 sq. metres (272.9 sq. feet)



Total area: approx. 58.8 sq. metres (632.8 sq. feet)





01225 755553

info@wrightsresidential.co.uk

www.wrightsresidential.co.uk

24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

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.