



Wrights
01225 755553

Blair Road, Trowbridge, Wiltshire, BA14 9JZ

£235,000

This spacious three bedroom semi detached property is situated within an established residential development, offering good access to primary and secondary schools, as well as Trowbridge town centre and railway station.

The property requires some updating, offering the opportunity to create a wonderful family home. Features include a spacious lounge/diner, kitchen/breakfast room, utility room with downstairs W.C, an enclosed rear garden, garage and driveway parking for several vehicles.

Sold with the benefit of no onward chain.



Three bedroom semi detached property

Spacious lounge/diner

Kitchen/breakfast room

Utility room and downstairs W.C

Enclosed rear garden

Situation

The property is situated close to many local amenities including a choice of Primary and Secondary schools and Trowbridge railway station. 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.

Driveway parking for several vehicles

Gas central heating

Situated close to primary and secondary schools

Requires some updating

No onward chain



The property comprises

Ground Floor

Entrance Hall

With PVCu obscured glass front door, radiator and stairs to the first floor with storage cupboard under.

Lounge/Diner

11' 8" x 17' 11" (3.56m x 5.46m) max

With radiator, gas fire with wooden surround, PVCu double glazed window to the side and bay window to the front.

Kitchen/Breakfast Room

12' 10" x 10' 11" (3.90m x 3.34m)

With a range of eye level and base units, worktops with tiled splash backs, freestanding electric cooker, sink/drainage unit, radiator, large cupboard with obscured PVCu double glazed window to the side and PVCu double glazed window to the rear.

Utility room/W.C

9' 10" x 9' 7" (2.99m x 2.92m)

With base unit and worktop over, gas heater, W.C, window to the side and door opening to the rear garden.

First Floor

Landing

With airing cupboard housing hot water cylinder, loft access and PVCu double glazed window to the side.

Bedroom 1

11' 9" x 10' 2" (3.58m x 3.11m)

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

Bedroom 2

10' 4" x 10' 3" (3.16m x 3.12m)

With built in wardrobe, radiator and PVCu double glazed window to the rear.

Bedroom 3

8' 8" x 7' 5" (2.64m x 2.25m)

With radiator and PVCu double glazed window to the front.

Shower Room

With tiled flooring, white suite comprising double shower enclosure with electric shower, close coupled W.C and hand basin with vanity unit, heated towel rail and obscured PVCu double glazed window to the rear.

Externally

To the front

A gated driveway provides off road parking for several vehicles.

Garage

17' 8" x 10' 1" (5.39m x 3.07m) max

With up and over door to the front, window to the rear and door to the rear garden.

To the rear

The low maintenance enclosed rear garden offers areas laid to wood chippings and gravel, a garden shed and a door providing access into the garage.

Council tax

The property is currently in council tax band C.

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.

Tenure

The property is sold as Freehold.

Broadband

Ultrafast available (source - Ofcom) Predicted maximum download speed - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom

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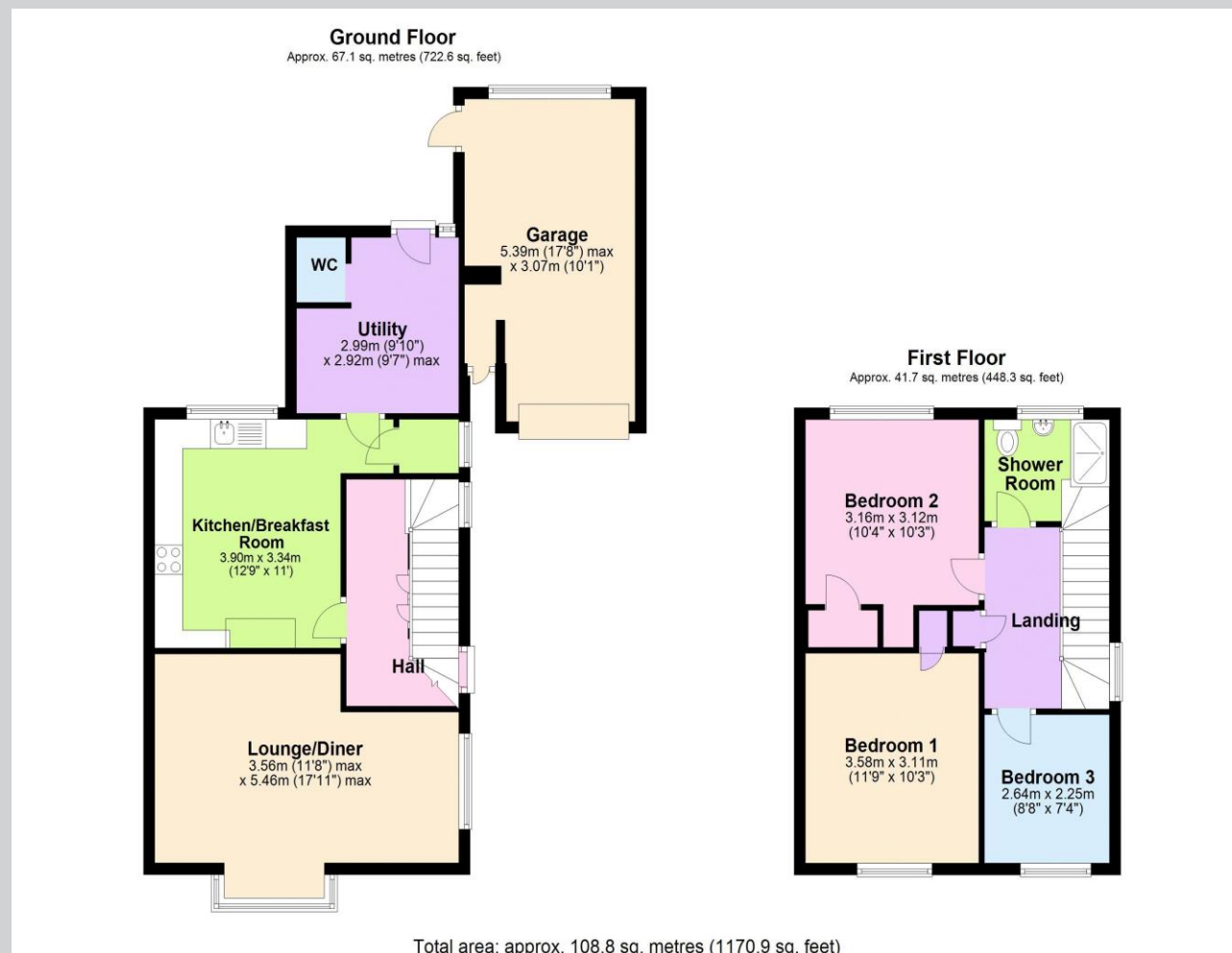
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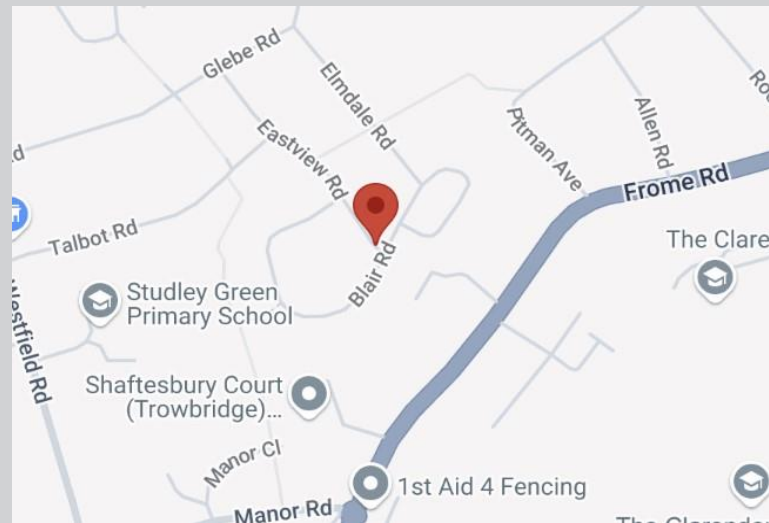


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Disclaimer

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.