



Wrights
01225 755553

Langford Road, Trowbridge, Wiltshire, BA14 8NU

£265,000

This beautifully presented three bedroom home boasts an energy efficiency rating of B and offers fully owned solar panels with battery storage! Further features include driveway parking for two vehicles with an electric vehicle charging point, a recently fitted high quality kitchen/diner, spacious utility room/study, gas central heating, PVCu double glazing and an enclosed rear garden.

Viewing highly recommended!

Situation

The property is situated close to many local amenities including the health centre, hospital, local shops and a primary school. 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.



**Beautifully presented
three bedroom home**

**Driveway parking for two
vehicles**

**Electric vehicle charging
point**

**Fully owned solar panels
with battery storage**

**Import/Export Smart
Meter**

**Recently fitted high
quality kitchen/diner**

Utility room/Study

Gas central heating

PVCu double glazing

Enclosed rear garden

**Energy Efficiency Rating
B**



The property comprises

Ground Floor

Entrance Porch

With PVCu front door, wood laminate flooring and two obscured PVCu double glazed windows to the front.

Lounge

15' 9" x 12' 10" (4.81m x 3.91m)

With radiator, stairs to the first floor and PVCu double glazed window to the front. Open plan into...

Kitchen/Diner

9' 3" x 13' 10" (2.82m x 4.21m)

With wood laminate flooring, a range of eye level and base units, quartz worktops with upstands, integrated Smeg double electric oven and Bosch four ring gas hob with extractor hood over, integrated Smeg dishwasher and integrated Bosch freezer, integrated twin bins, space for fridge/freezer, one and a half bowl inset sink/drainage unit, radiator and PVCu double glazed window to the rear.

Utility room/Study

6' 0" x 10' 3" (1.83m x 3.12m)

With wood laminate flooring, radiator, a range of built in cupboards, space for washing machine and tumble drier with worktop over, PVCu back door opening onto the rear garden and PVCu double glazed window to the rear.

First Floor

Landing

With radiator and large airing cupboard housing gas combi boiler and loft hatch (the loft is part boarded with pull down ladder).

Bedroom 1

9' 2" x 14' 10" (2.79m x 4.51m)

Good size double bedroom with radiator and PVCu double glazed window to the front.

Bedroom 2

9' 5" x 12' 2" (2.86m x 3.70m)

Good size double bedroom with radiator and PVCu double glazed window to the rear.

Bedroom 3

6' 2" x 9' 4" (1.89m x 2.85m)

Good size single bedroom with radiator and PVCu double glazed window to the front.

Bathroom

With tiled flooring, white suite comprising bath with mains shower over, low level W.C and pedestal hand basin, heated towel rail, extractor fan and obscured PVCu double glazed window to the rear.

Externally

To the front

The block paved driveway provides off road parking for two vehicles, with an electric vehicle charging point.

To the rear

The enclosed rear garden offers an area laid to lawn and a decked seating area. There is also a garden shed and gated access to the rear.

Potential Garage Lease

The owners have informed us that they currently lease a garage locally and that there is a possibility that this could be transferred.

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 - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

EXCLUSIVE MORTGAGE ADVICE
FOR WRIGHTS RESIDENTIAL WITH

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

GEM MORTGAGES

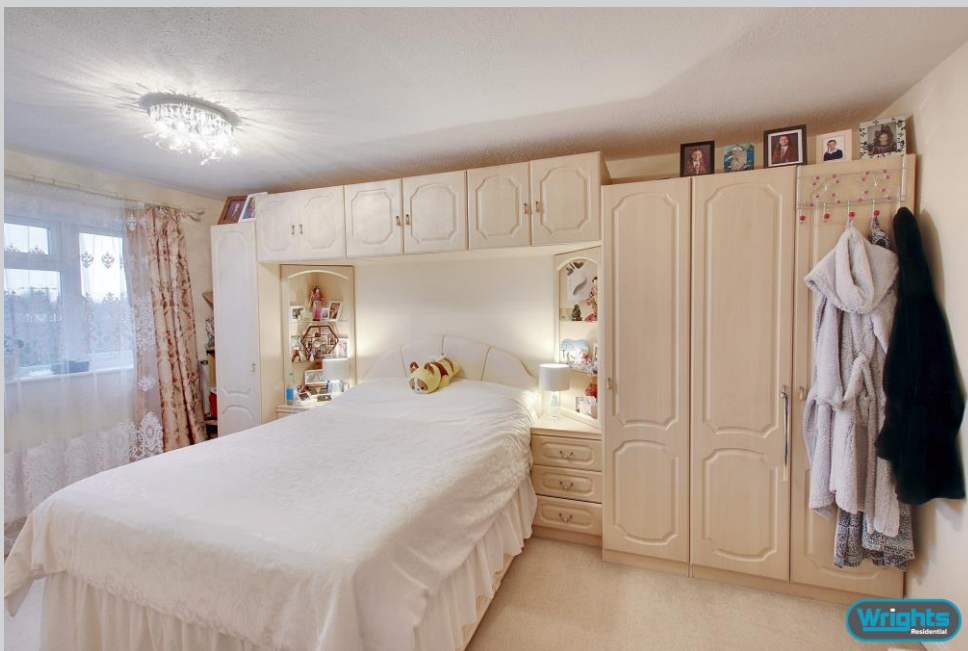
CALL NOW FOR FREE
MORTGAGE ADVICE
THAT YOU CAN TRUST



Wrights
01225 755553

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

01225 755553





Wrights
01225 755553

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

01225 755553



Wrights
01225 755553

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

01225 755553

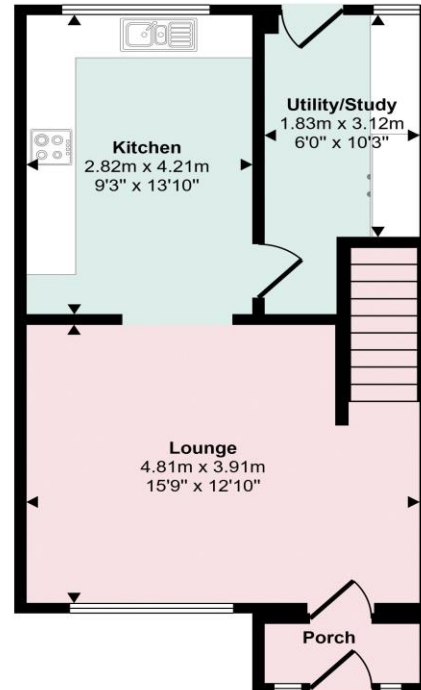


Wrights
01225 755553

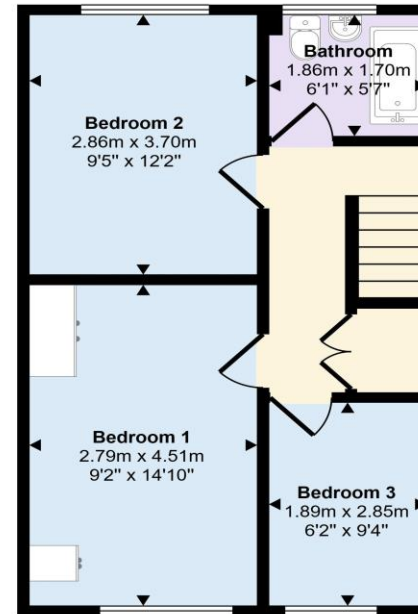
info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553

Approx Gross Internal Area
82 sq m / 885 sq ft



Ground Floor
Approx 42 sq m / 451 sq ft



First Floor
Approx 40 sq m / 435 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.





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.