



Wrights
01225 755553

Boundary Walk, Trowbridge, Wiltshire, BA14 0LZ

£260,000

Wrights Residential are delighted to bring to the market this spacious three bedroom terrace home, situated within the well regarded Silver Street Lane area, close to local amenities and schools.

Features include a spacious open plan lounge, dining room and kitchen, gas central heating, PVCu double glazing, well maintained enclosed rear garden, garage and parking.

Sold with the benefit of no onward chain.

Situation

The property is situated within the popular Silver Street Lane on the outskirts of Trowbridge. Local amenities include Primary and Secondary schools and a one stop convenience store. The property also offers access to open countryside and Southwick Country Park is just under a mile away offering free access to over 100 acres of countryside walks and a small animal park. The town centre of Trowbridge is within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema and 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.



Three bedroom home

Spacious open plan living space

Well presented throughout

Gas central heating

PVCu double glazing

Enclosed rear garden

Garage and parking

Situated within the Silver Street Lane area

No onward chain



The property comprises:

Ground floor

Entrance Porch

With PVCu double glazed front door, radiator and wall mounted gas boiler.

Lounge 17' 1" x 16' 5" (5.21m x 5.00m)

With wood laminate flooring, radiator, attractive fireplace surround with electric fire, television and telephone point, coved ceiling, large PVCu double glazed window to the front and arch opening into...

Dining Room 11' 2" x 8' 7" (3.40m x 2.61m)

With wood laminate flooring, radiator, PVCu double glazed french doors leading to the rear garden and arch opening into...

Kitchen 11' 2" x 8' 1" (3.40m x 2.47m)

With a range of matching eye level and base units, rolled granite effect work tops over, tiled splash backs, one and a half bowl sink/drain unit, space for cooker, fridge/freezer, washing machine and dishwasher and PVCu double glazed window to the rear.

First Floor

Landing

With loft hatch, large airing cupboard and coved ceiling.

Bedroom 1 12' 6" max x 11' 5" max (3.81m x 3.49m)

With radiator, coved ceiling and PVCu double glazed window to the front.

Bedroom 2 10' 6" x 10' 2" (3.19m x 3.09m)

With radiator and PVCu double glazed window to the rear.

Bedroom 3 7' 3" x 6' 10" (2.22m x 2.08m)

With radiator and PVCu double glazed window to the front.

Bathroom

With white suite comprising bath with electric shower over, hand basin with vanity unit and low level W.C, heated towel rail and two obscured PVCu double glazed windows to the rear.

Externally

To the front

The low maintenance front garden is mainly laid to lawn with a path to the front door. A passage to the side provides access to the rear garden.

To the rear

The private south facing rear garden is laid to lawn with a path to the side and a spacious decking area. There is also an outside tap, garden shed, gate to the rear giving access to the garage and parking and another gate to the side, providing access to the front of the property.

Garage

Single garage within a block, with up and over door over.

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.

Freehold

The property is sold as Freehold.

Broadband

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



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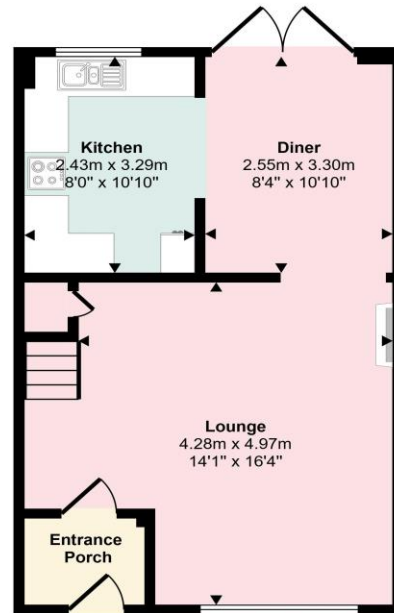


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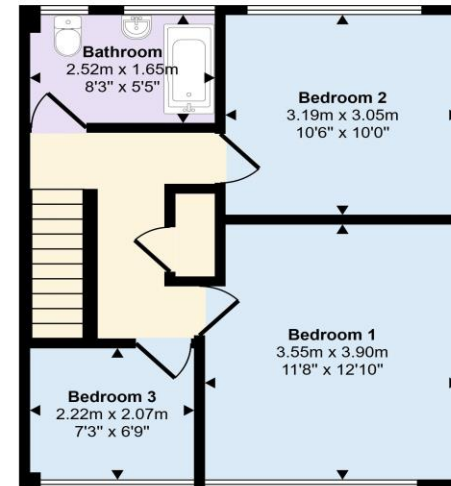
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Approx Gross Internal Area
85 sq m / 915 sq ft



Ground Floor
Approx 43 sq m / 463 sq ft



First Floor
Approx 42 sq m / 452 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.