



**Wrights**  
01225 755553

Gainsborough Rise, Trowbridge, Wiltshire, BA14 9HX

£230,000

Wrights Residential are delighted to bring to the market this two bedroom end of terrace house, situated within a quiet cul-de-sac location. The property is within easy reach of Trowbridge town centre and the railway station.

Features include recently fitted gas central heating, PVCu double glazing, recently renovated kitchen and shower room, enclosed rear garden and allocated parking. Ideal investment property or first time buy.

Sold with the benefit of no onward chain.



**Two bedroom house**  
**Cul-de-sac location**  
**Close to Trowbridge town centre and railway station**  
**Recently fitted gas central heating**  
**Double glazing**

### Situation

The property is situated within a quiet cul-de-sac on the Frome side of Trowbridge. The town centre of Trowbridge is 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.

**Enclosed rear garden**  
**Allocated parking**  
**Recently renovated kitchen and shower room**  
**C rated EPC**  
**Sold with the benefit of no onward chain**



The property comprises:

### Ground Floor

#### Entrance Hall

With PVCu double glazed front door, tiled flooring, radiator and stairs to the first floor.

#### Open plan Kitchen/Living Room 26' 4" x 12' 10" (8.02m x 3.92m) max (L shaped room)

With wood laminate flooring, a range of eye level and base units, worktops with tiled splashbacks, one and a half bowl sink/drain, integrated electric oven with ceramic hob and extractor hood over, integrated undercounter fridge and freezer, storage cupboard under the stairs, radiator, PVCu double glazed window to the front and PVCu sliding patio doors to the rear.

### First Floor

#### Landing

With airing cupboard with space and plumbing for washing machine, coved ceiling and loft hatch (The combination gas fired boiler is fitted in the loft).

#### Bedroom 1 9' 8" x 12' 10" (2.94m x 3.92m)

With radiator and PVCu double glazed window to the rear.

#### Bedroom 2 8' 2" x 12' 10" (2.48m x 3.92m)

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

### Shower Room

With white suite comprising shower enclosure with mans shower, hand basin with vanity unit and close coupled W.C, heated towel rail and obscured PVCu double glazed window to side.

### Externally

#### To the front

Steps and path to the front door with areas laid to gravel either side. One allocated parking space.

#### To the rear

The low maintenance enclosed rear garden is laid to gravel with a spacious patio seating area and large storage shed. A gate provides access to the front of the property.

### Council Tax

The property is currently in 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 broadband is available (source - Ofcom) Predicted maximum download speed - 1000Mbps





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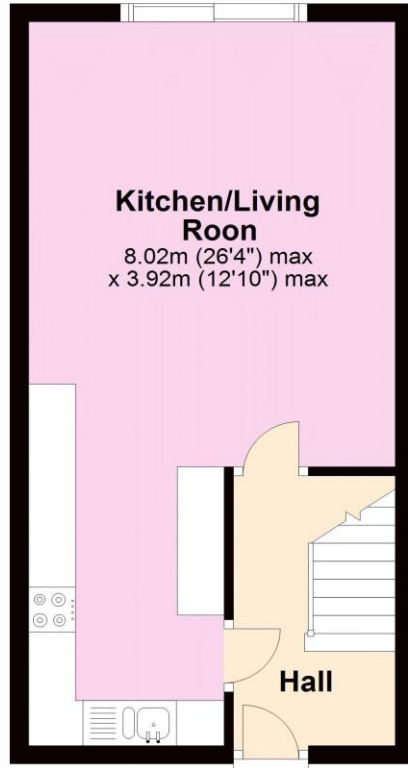
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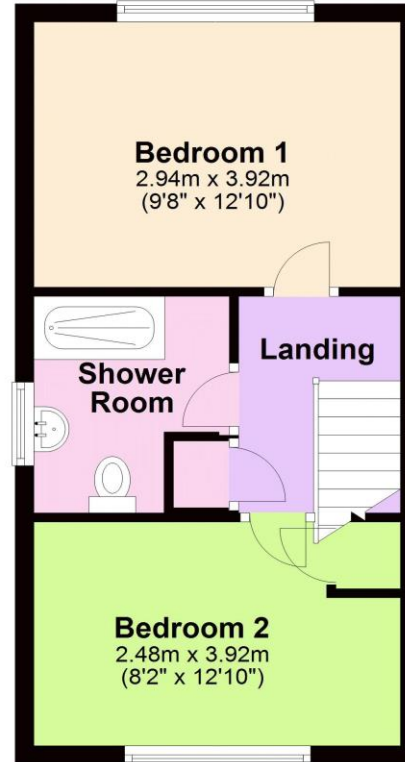
### Ground Floor

Approx. 31.4 sq. metres (338.4 sq. feet)

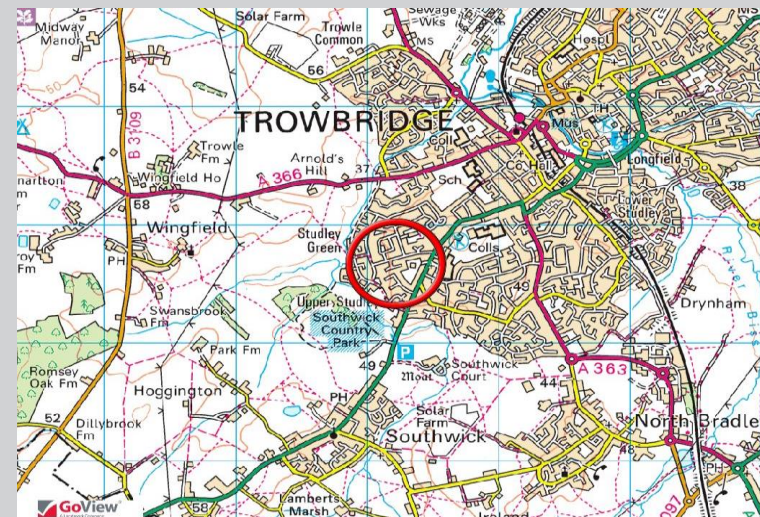
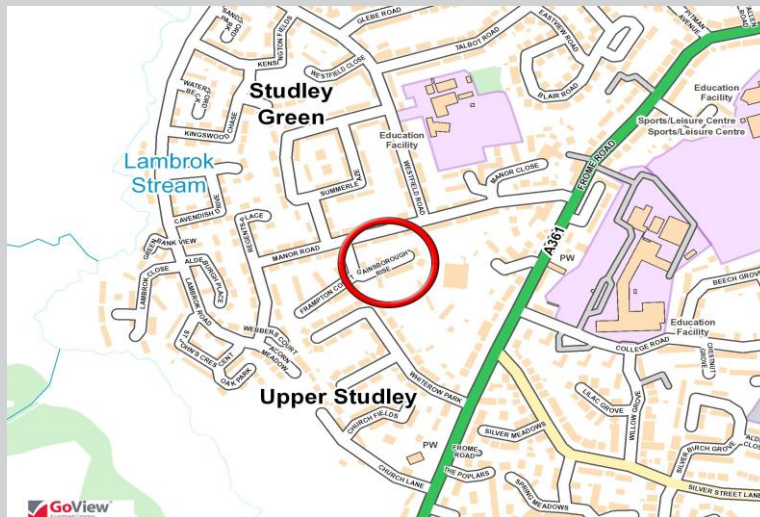


### First Floor

Approx. 30.9 sq. metres (332.5 sq. feet)



Total area: approx. 62.3 sq. metres (670.9 sq. feet)





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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 or 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.