



Wrights
01225 755553

Acacia Crescent, Trowbridge, Wiltshire, BA14 9SZ

£310,000

This well presented three bedroom end of terrace property is situated on a cul de sac within the desirable Broadmead development.

Features include a spacious kitchen/diner, spacious lounge, modern bathroom, gas central heating with combi boiler fitted in 2023, PVCu double glazing, a generous enclosed rear garden, garage and off road parking for three vehicles. The property also offers excellent potential to build to the side, subject to the relevant planning consent.

Sold with the benefit of no onward chain!

Situation

The property is situated on the sought after Broadmead estate, 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.



Three bedroom end of terrace property

Cul de sac location within the desirable Broadmead development

Close to schools and Trowbridge railway station

Gas central heating with combi boiler fitted in 2023

Spacious Kitchen/Diner

Modern bathroom

Generous enclosed rear garden

Garage and off road parking for three vehicles

Electric Vehicle charging point

Potential building plot to the side (subject to consent)

Sold with no onward chain



The property comprises

Ground Floor

Entrance Hall

With composite front door, wood laminate flooring, radiator and stairs to the first floor.

Lounge

14' 1" x 14' 1" (4.30m x 4.29m)

With wood laminate flooring, two radiators, Sky and Virgin points and PVCu double glazed window to the front.

Kitchen/Diner

9' 4" x 17' 5" (2.85m x 5.30m)

With tiled flooring, range of eye level and base units, solid wood worktops with tiled splash backs, space for range cooker with extractor hood over, integrated dishwasher and microwave, space for American style fridge/freezer and washing machine, radiator, storage cupboard under the stairs (with power), PVCu double glazed window to the rear and PVCu french doors opening onto the rear garden.

First Floor

Landing

With linen cupboard with radiator, loft hatch and PVCu double glazed window to the side.

Bedroom 1

11' 4" x 10' 10" (3.46m x 3.31m)

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

Bedroom 2

10' 2" x 10' 10" (3.11m x 3.31m)

With radiator and PVCu double glazed window to the rear.

Bedroom 3

8' 4" x 7' 9" (2.55m x 2.35m)

With radiator, storage cupboard over the stairs and PVCu double glazed window to the front.

Bathroom

With fully tiled flooring and walls, white suite comprising bath with electric shower over and glass screen, close coupled W.C and hand basin with vanity unit under, heated towel rail, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the rear.

Externally

To the front

Driveway parking for two vehicles, with Electric Vehicle Charging point and gated access to the rear garden.

To the rear

The generous enclosed rear garden offers a spacious patio seating area, as well as areas laid to gravel and lawn, with a range of shrubs and trees. Gates provide access to the front and rear.

Garage and additional parking

To the rear of the property is a single garage with power, up and over door and one parking space in front.

Council tax

The property is currently in council tax band C.

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

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



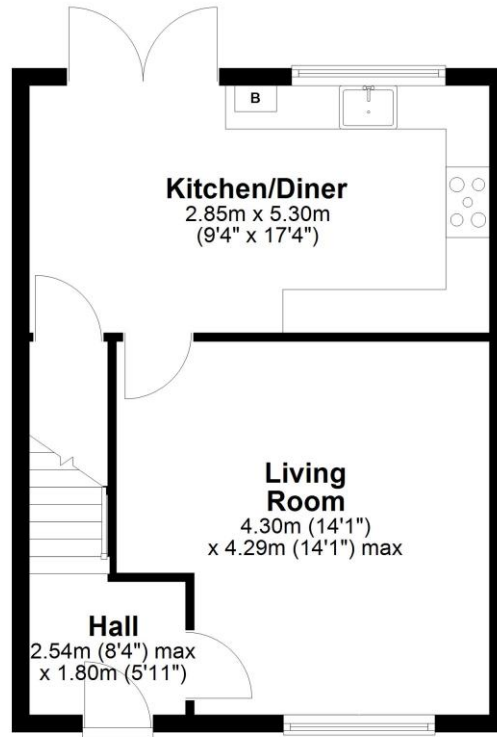
Wrights
01225 755553

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

01225 755553

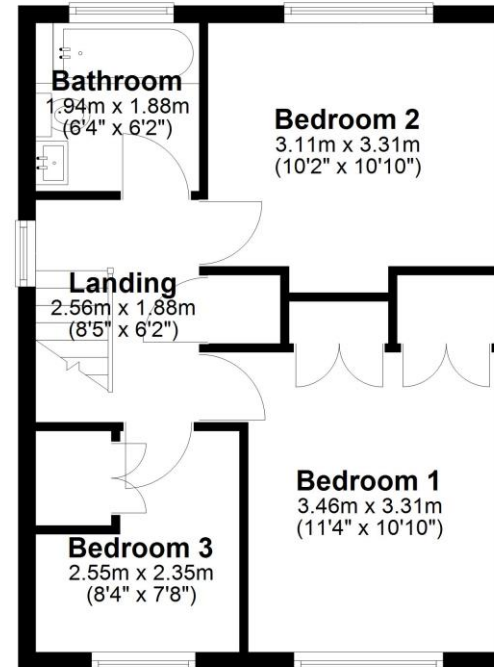
Ground Floor

Approx. 38.4 sq. metres (413.4 sq. feet)

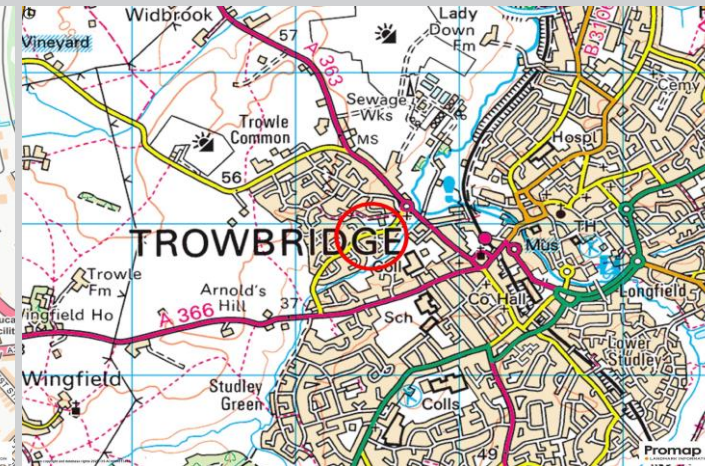
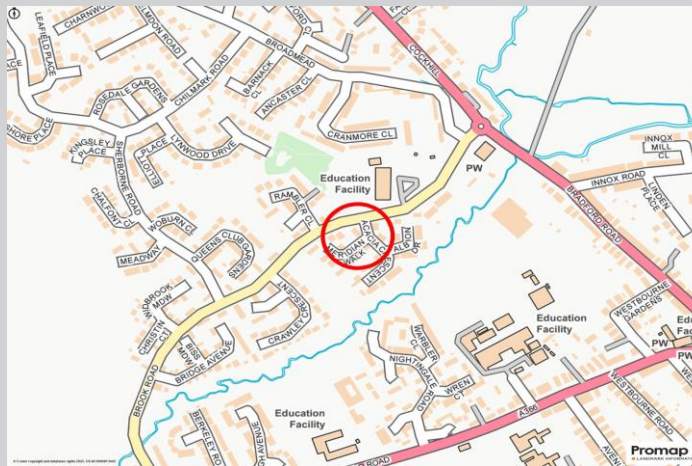


First Floor

Approx. 38.4 sq. metres (413.4 sq. feet)



Total area: approx. 76.8 sq. metres (826.8 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.