



Wrights
01225 755553

Jenkins Street, Trowbridge, Wiltshire, BA14 8NF

Offers over
£200,000

This three bedroom end of terrace property is situated within easy reach of Trowbridge town centre and railway station. The property requires updating, providing a fantastic opportunity to create a wonderful family home.

Features include a spacious lounge, kitchen/diner, downstairs cloakroom, three bedrooms, a refitted shower room, a large enclosed rear garden and potential to create driveway parking (subject to planning).

Sold with the benefit of no onward chain.



Three bedroom end of terrace property

Large enclosed rear garden

Potential to create driveway parking (subject to planning)

Gas central heating

Situation

The property is situated close to many local amenities including Trowbridge railway station and the town centre, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (approx 5 miles) and indirect via Trowbridge. The World Heritage City of Bath is just 15 miles away, famed for its shopping, period buildings and many places of cultural interest.

PVCu double glazing

Kitchen/Diner

Downstairs W.C

Requires updating

No onward chain



The property comprises

Ground Floor

Entrance Hall

With PVCu front door, radiator and stairs to the first floor.

Lounge *12' 11" x 13' 7" (3.94m x 4.14m)*

With radiator, gas fire and PVCu double glazed window to the front.

Kitchen/Diner *12' 11" x 8' 5" (3.93m x 2.57m)*

With a range of eye level and base units, worktops with tiled splash backs, one and a half bowl sink/drain unit, radiator and PVCu double glazed window to the rear.

Rear Lobby

With cupboard under the stairs and door to the side.

Cloakroom

With low level W.C and obscured PVCu double glazed window to the rear.

First Floor

Landing

With loft hatch and PVCu double glazed window to the side.

Bedroom 1 *9' 5" x 12' 7" (2.86m x 3.84m)*

With radiator, airing cupboard housing hot water cylinder and PVCu double glazed window to the front.

Bedroom 2 *10' 2" x 9' 9" (3.10m x 2.96m)*

With radiator and PVCu double glazed window to the rear.

Bedroom 3 *6' 3" x 9' 3" (1.90m x 2.81m)*

With radiator and PVCu double glazed window to the front.

Shower Room

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

Externally

To the front

Potential for driveway parking (subject to planning) next to an area laid to lawn. Side access to the rear garden.

To the rear

The large rear garden offers a spacious patio seating area and a generous area laid to lawn. A side path provides access to the front of the property.

Tenure

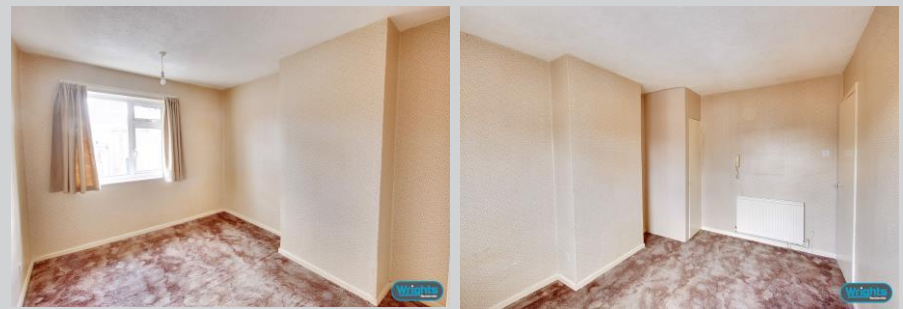
The property is sold as Freehold.

Council tax

The property is currently in council tax band B.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating back boiler to radiators. Please note that the Agent has not tested any appliances.



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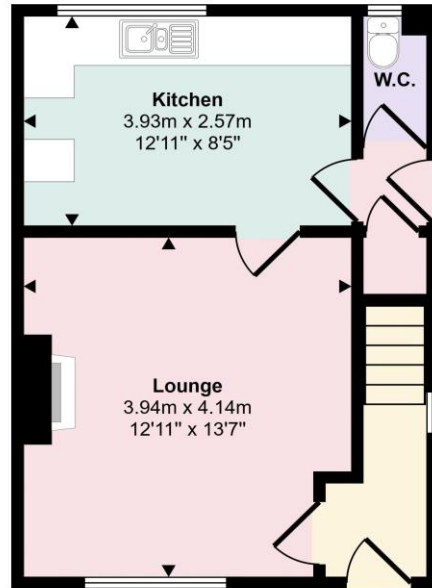


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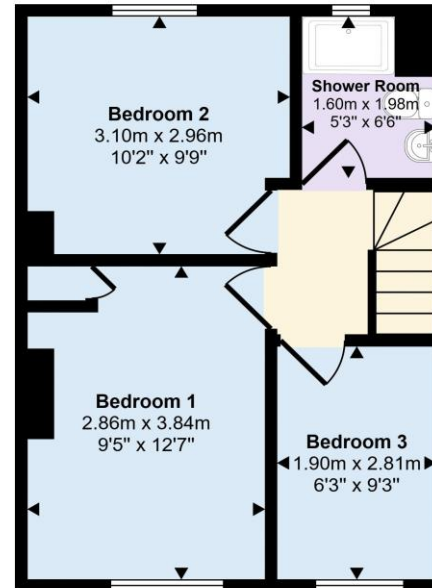
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Approx Gross Internal Area
67 sq m / 723 sq ft



Ground Floor
Approx 34 sq m / 361 sq ft



First Floor
Approx 34 sq m / 362 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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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.