



Wrights
01225 755553

Wyke Road, Trowbridge, Wiltshire, BA14 7NP

£275,000

This deceptively spacious and well presented 2/3 bedroom terraced property is situated on the Hilperton side of Trowbridge. The ground floor comprises a lounge, spacious dining room, high quality bespoke kitchen and utility room. On the first floor are two double bedrooms and a refitted shower room, and on the second floor is an additional spacious loft room.

Externally, the property offers a large rear garden, garage and off road parking. Viewing recommended!

Situation

The property is situated on the Hilperton side of town, conveniently located close to a local shop and primary school. 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 13 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Spacious 2/3 bedroom
terraced property**

**Hilperton side of
Trowbridge**

Two reception rooms

Bespoke kitchen

Utility room

Two double bedrooms

**Additional spacious loft
room**

Refitted shower room

**Large rear garden
(approx 100ft long)**

**Garage and off road
parking**



The property comprises

Entrance Hall

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

Lounge

9' 9" x 11' 7" (2.96m x 3.53m)

With wood laminate flooring, radiator and PVCu double glazed window to the front.

Dining Room

13' 3" x 14' 2" (4.03m x 4.33m) max

With wood laminate flooring, radiator, wall mounted gas fire and doors to the lounge, kitchen and utility room.

Kitchen

7' 1" x 14' 5" (2.16m x 4.40m)

With a range of bespoke solid wood eye level and base units, wood laminate worktops with brick effect tiled splash back, integrated electric oven and gas hob with extractor hood over, integrated dishwasher, washing machine and tumble drier, space for integrated fridge/freezer, feature brick wall, window to the side and PVCu double glazed window to the rear.

Utility room

5' 11" x 13' 9" (1.80m x 4.18m)

With patio flooring and PVCu door to the rear garden.

First Floor

Landing

Bedroom 1

13' 5" x 11' 9" (4.10m x 3.57m)

With radiator, large built in wardrobe and two PVCu double glazed windows to the front.

Bedroom 2

7' 11" x 9' 5" (2.42m x 2.86m) max

With radiator and PVCu double glazed window to the rear.

Shower Room

With suite comprising large walk in rainfall shower, close couple W.C and feature hand basin with vanity unit with solid marble worktop, heated towel rail and PVCu double glazed stained glass window to the rear.

Second Floor

Loft Room

13' 5" x 15' 1" (4.08m x 4.61m)

With radiator, built in wardrobe, eaves storage, feature brick wall and PVCu double glazed dormer window to the front.

Externally

To the front

The front garden is laid to gravel with a path to the front door.

To the rear

The generous mature rear garden offers a private and tranquil space to be enjoyed by the new owner. The garden is approximately 100ft long and divided into sections, including a patio seating area, an area laid to lawn, garden pond, a range of mature shrubs and trees, a greenhouse and vegetable planting areas. To the rear of the garden there is a spacious garage and off road parking area.

The property benefits from a right of access crossing two adjoining properties. This easement ensures unobstructed passage for essential services including refuse collection.

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 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.

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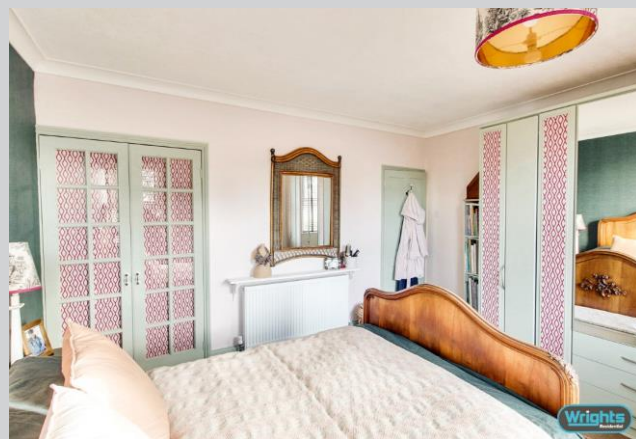
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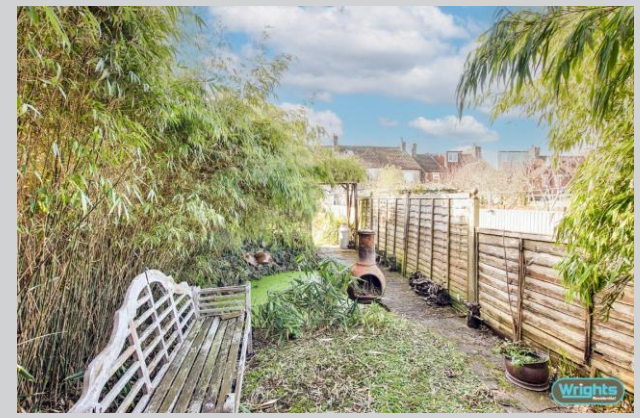
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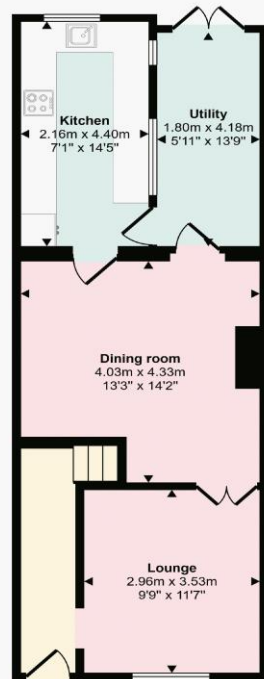


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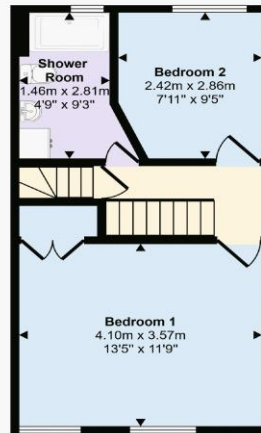
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Approx Gross Internal Area
129 sq m / 1386 sq ft



Ground Floor
Approx 52 sq m / 555 sq ft

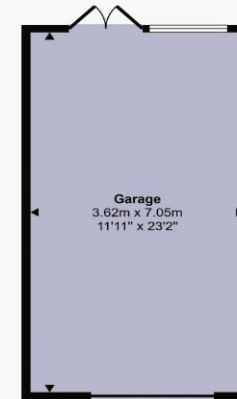
Denotes head height below 1.5m



First Floor
Approx 33 sq m / 354 sq ft

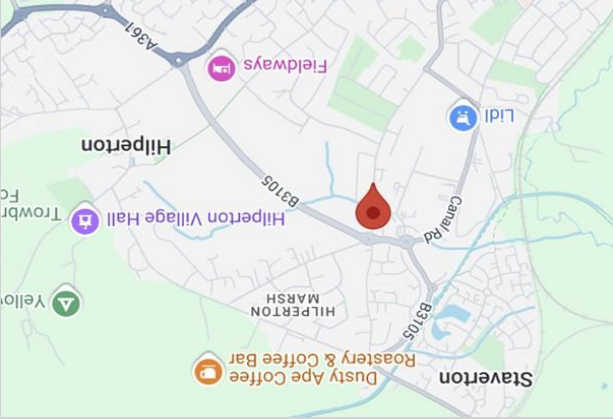
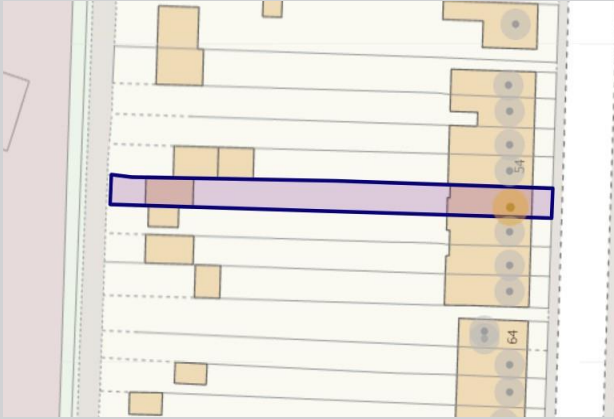


Second Floor
Approx 19 sq m / 202 sq ft



Garage
Approx 26 sq m / 275 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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