



**Wrights**  
01225 755553

Church Lane, North Bradley, Trowbridge, Wiltshire, BA14 0TE

£280,000



This well presented two bedroom character property is situated within the desirable village of North Bradley. The property boasts a generous front garden and parking area as well as a pretty enclosed rear garden.

Further features include gas central heating, PVCu double glazing, a spacious lounge/diner with gas stove, two first floor bedrooms, additional loft room, bathroom and separate shower room.

Offered for sale with the benefit of no onward chain.



**Two bedroom character cottage**

**Additional loft room**

**Spacious lounge with gas stove**

**Plenty of storage**

**Bathroom and shower room**

### **Situation**

The property is situated in the popular village of North Bradley which offers amenities including a very popular village Primary school as well as access to excellent countryside walks. The town 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 (3 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.

**Exposed timber beams**  
**Gas central heating and PVCu double glazing**

**Pretty front and rear gardens**

**Off road parking**

**No onward chain**



The property comprises

### Ground Floor

#### Entrance Porch

With wooden front door, tiled flooring and PVCu double glazed window to the front.

#### Lounge

*15' 7" x 14' 7" (4.76m x 4.44m)*

With tiled flooring, radiator, gas stove with feature brick surround, two built in storage cupboards and PVCu double glazed windows to the front and rear.

#### Hall

With tiled flooring and stairs to the first floor.

#### Kitchen

*10' 0" x 7' 0" (3.04m x 2.13m)*

With tiled flooring, a range of eye level and base units, wood laminate worktops with tiled splash backs, integrated electric oven and ceramic hob with extractor hood over, space for fridge/freezer, washing machine and dishwasher, composite back door and PVCu double glazed window to the rear.

### First Floor

#### Landing

With stairs to the loft room and built in storage cupboard.

#### Bedroom 1

*8' 0" x 10' 4" (2.43m x 3.15m)*

With radiator and two PVCu double glazed windows to the front.

#### Bedroom 2

*10' 0" x 7' 1" (3.05m x 2.15m)*

With radiator and PVCu double glazed window to the rear.

#### Bathroom

With tiled flooring, suite comprising bath and hand basin with vanity unit, radiator, built in storage cupboards and obscured PVCu double glazed window to the front.

#### Shower Room

With tiled flooring, low level W.C and shower enclosure with electric shower and obscured PVCu double glazed window to the rear.

### Second Floor

#### Loft Room

With radiator, eaves storage cupboards and two Velux windows.

### Externally

#### To the front

The property boasts a pretty landscaped front garden, which is laid to gravel with planted borders. An arch leads to a gravelled parking area.

#### To the rear

The rear garden is laid to gravel with a circular patio, outside tap and a lean to storage shed.

#### 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.

### Tenure

The property is sold as freehold.

### Broadband

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

### Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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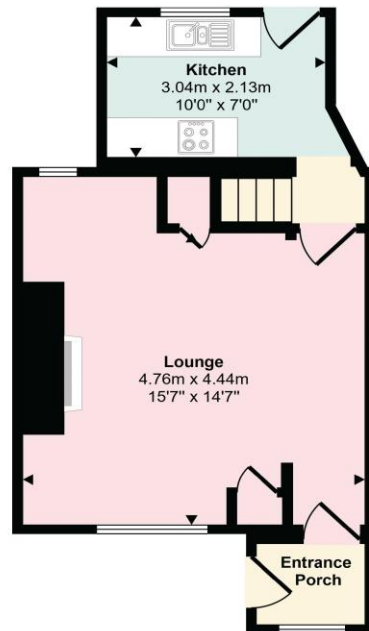


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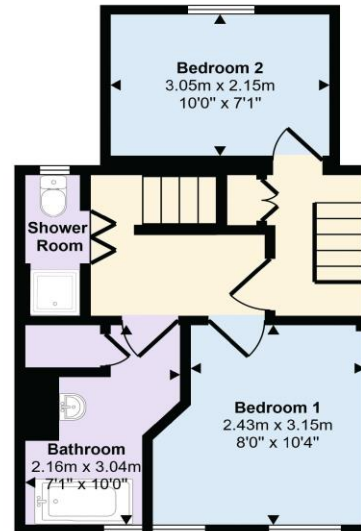
Approx Gross Internal Area  
94 sq m / 1012 sq ft



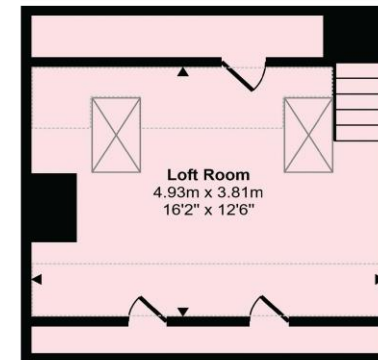
**Ground Floor**  
Approx 35 sq m / 382 sq ft

Denotes head height below 1.5m

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.



**First Floor**  
Approx 33 sq m / 357 sq ft



**Second Floor**  
Approx 25 sq m / 273 sq ft







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## Disclaimer

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