



Wrights
01225 755553

Newtown, Trowbridge, Wiltshire, BA14 0BB

£299,950

This well presented and spacious four bedroom terraced property is conveniently located within easy walking distance of Trowbridge railway station and town centre.

Features include three reception rooms, downstairs cloakroom, three first floor bedrooms, a spacious first floor bathroom and a recently converted loft bedroom with built in storage, an enclosed rear garden and off road parking for two vehicles.

Situation

The property is situated 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.



Four bedroom terraced property

Situated close to Trowbridge railway station

Three reception rooms

Downstairs cloakroom

Three first floor bedrooms and loft bedroom

Spacious first floor bathroom

Enclosed rear garden

Two allocated parking spaces

Viewing recommended



The property comprises

Ground Floor

Entrance Porch

With composite front door and tiled flooring.

Hallway

With wood flooring, radiator and stairs to the first floor.

Lounge

11' 7" x 12' 4" (3.53m x 3.76m)

With wood flooring, two radiators, feature fireplace with wooden surround and PVCu double glazed bay window to the front. Open plan into...

Dining Room

12' 5" x 12' 7" (3.78m x 3.83m)

With wood flooring, radiator, open fireplace and PVCu door to the rear garden.

Cloakroom

With close coupled W.C and corner hand basin, tiled splash backs and inset ceiling spotlights.

Study

8' 4" x 11' 4" (2.54m x 3.46m)

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

Kitchen

8' 6" x 9' 3" (2.58m x 2.82m)

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

First Floor

Landing

With stairs to the second floor.

Bedroom 2

9' 6" x 12' 0" (2.89m x 3.66m)

With radiator and PVCu double glazed window to the front.

Bedroom 3

10' 0" x 12' 10" (3.06m x 3.91m)

With radiator, feature brick fireplace and PVCu double glazed window to the rear.

Bedroom 4

8' 6" x 10' 10" (2.59m x 3.29m)

With radiator and PVCu double glazed window to the rear.

Second floor

Bedroom 1

10' 10" x 13' 10" (3.31m x 4.21m)

With built in wardrobes, eaves storage and two Velux windows.

Externally

To the front

Steps and path to the front door and an area laid to gravel.

To the rear

With patio seating area, an area laid to lawn, two garden sheds and a path leading to the rear access. A gate provides access to off road parking for two vehicles.

Council tax

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

Mobile phone coverage

Both indoor and outdoor coverage is likely - source Ofcom.

EXCLUSIVE MORTGAGE ADVICE
FOR WRIGHTS RESIDENTIAL WITH

GEM MORTGAGES

Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk

CALL NOW FOR FREE
MORTGAGE ADVICE
THAT YOU CAN TRUST

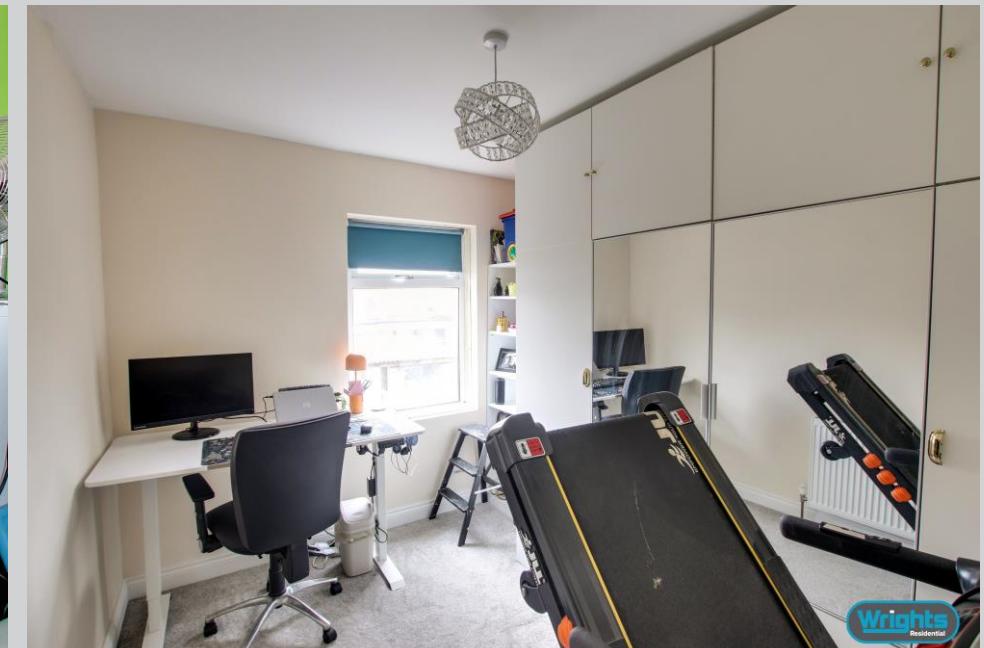


Wrights
01225 755553

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

01225 755553





Wrights
01225 755553

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

01225 755553



Wrights
Residential

Wrights
01225 755553

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

01225 755553

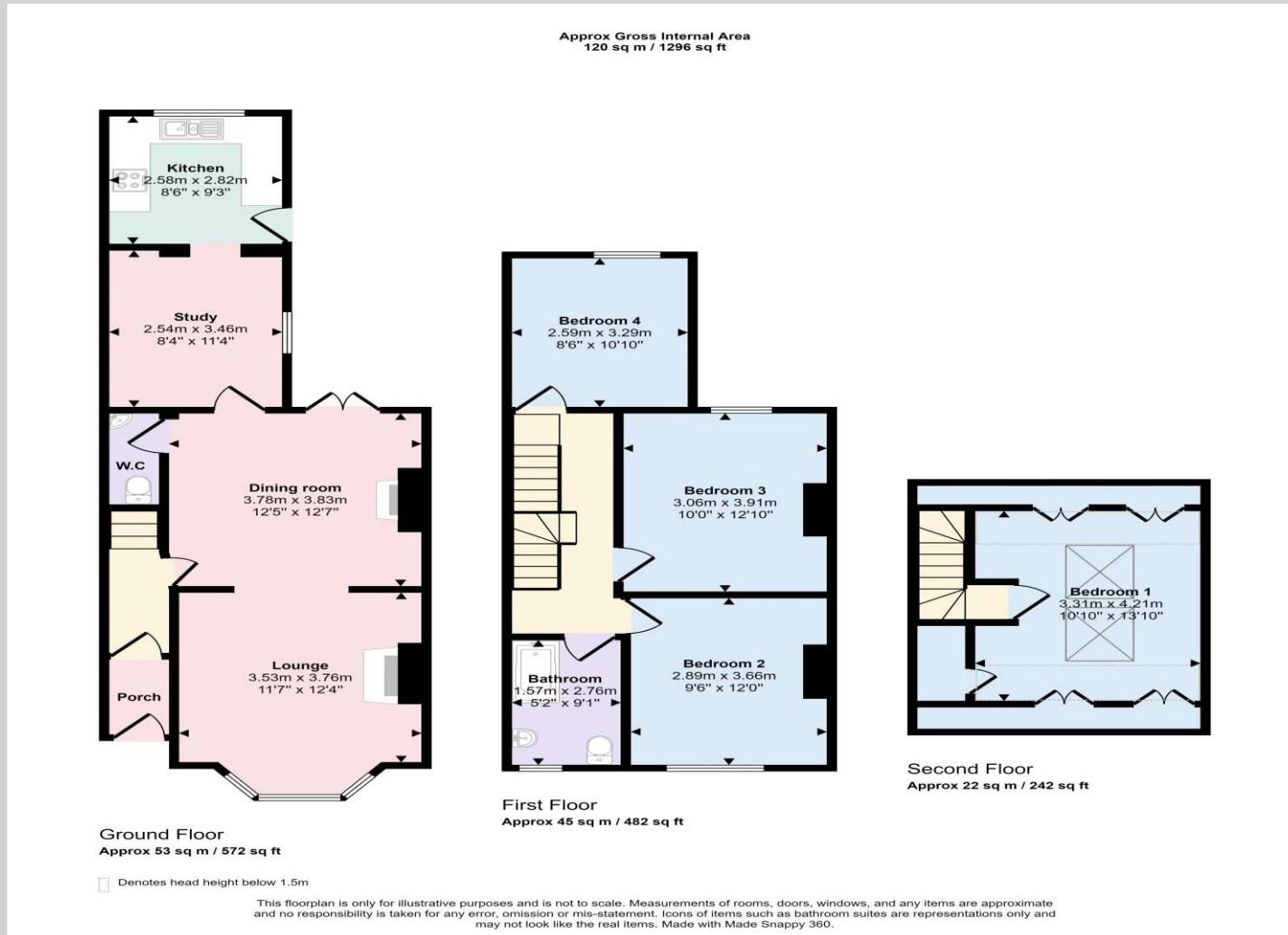


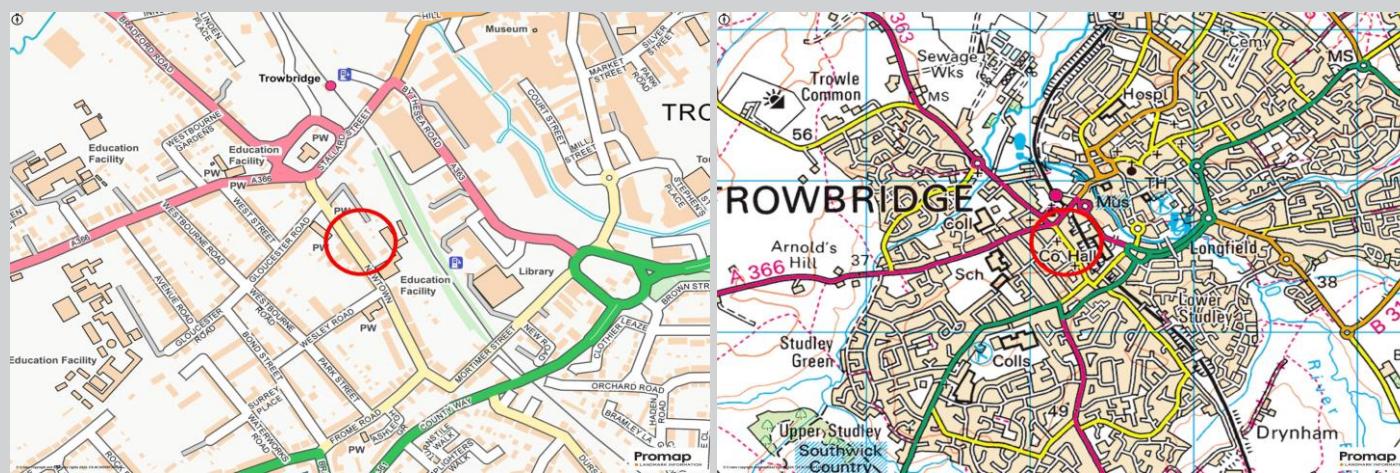
Wrights
Residential

Wrights
01225 755553

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

01225 755553





intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only

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

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 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

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:

Disclaimer

24 Fore Street, Trowbridge, Wiltshire, BA14 8ER
www.wrightresidential.co.uk
info@wrightresidential.co.uk
01225 755553

wrights