



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/drain 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.

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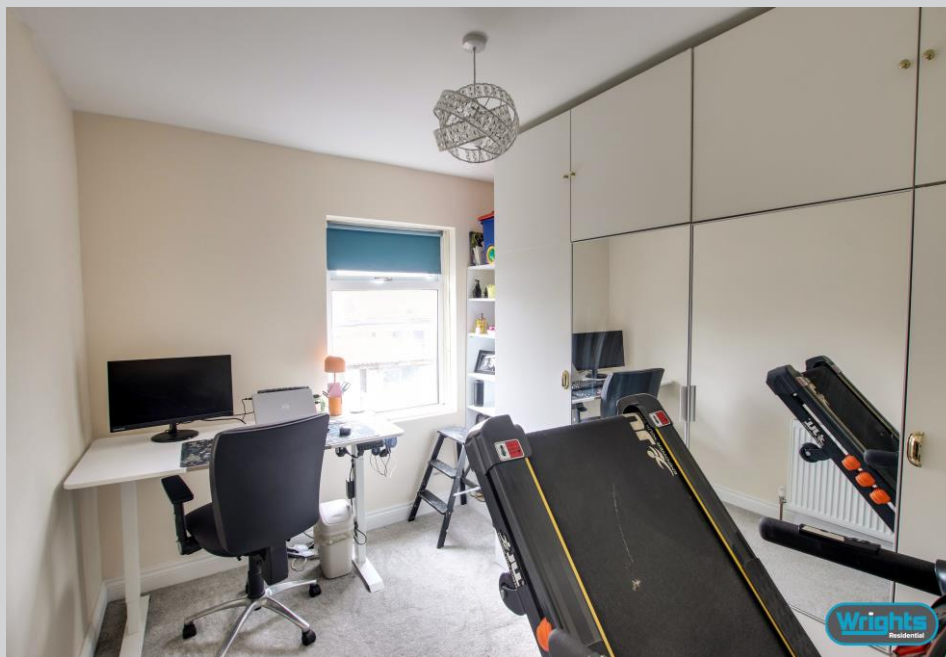


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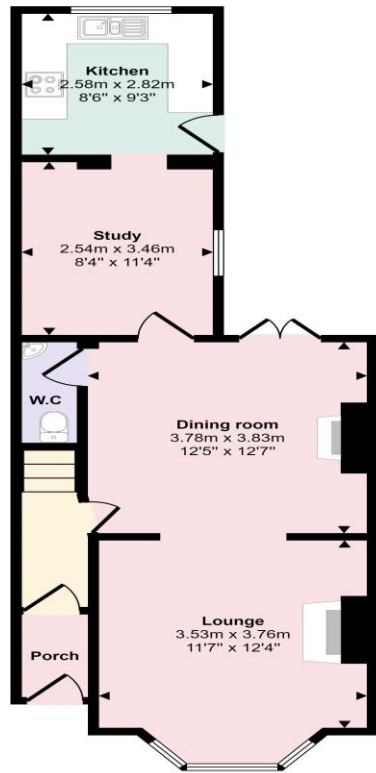


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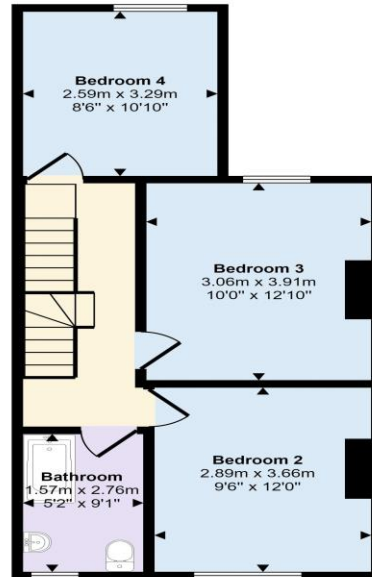
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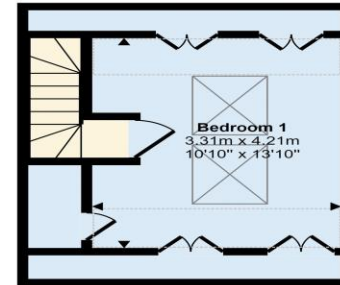
Approx Gross Internal Area
120 sq m / 1296 sq ft



Ground Floor
Approx 53 sq m / 572 sq ft



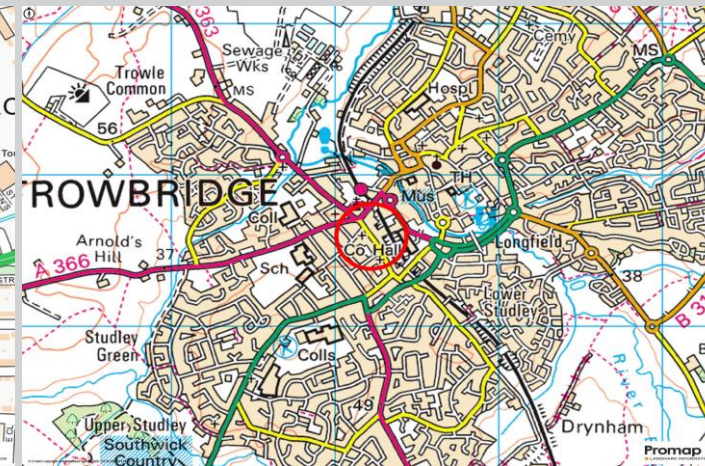
First Floor
Approx 45 sq m / 482 sq ft



Second Floor
Approx 22 sq m / 242 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.





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Disclaimer

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