



**Wrights**  
01225 755553

Runnymede Gardens, Trowbridge, Wiltshire, BA14 0FN

Offers in the region  
of £343,000

This exceptional three bedroom semi detached property is situated on the desirable Runnymede Gardens, within the Holbrook Park area of Trowbridge.

Features include a spacious kitchen/diner, downstairs cloakroom, en-suite to the master bedroom, a generous and well maintained rear garden, garage and driveway parking.

Sold with the benefit of no onward chain.

### Situation

The property is situated within a small cul de sac of prestigious homes built by Newland Homes in 2016. Nearby amenities include a 7 day convenience store and the popular Holbrook Primary School. Two secondary schools, the town centre and railway station are also within walking distance. Trowbridge town centre provides 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.



**Three bedroom semi detached property**  
**Downstairs Cloakroom**  
**Kitchen/Diner**  
**En-suite shower room**  
**Generous and well maintained rear garden**  
**Garage**

**Driveway parking for two vehicles**

**Desirable cul-de-sac location**

**Situated within the popular Holbrook Park area**

**No onward chain**



The property comprises

### Ground Floor

#### Entrance Hall

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

#### Cloakroom

With tiled flooring, white suite comprising close coupled W.C and pedestal hand basin, radiator and obscured PVCu double glazed window to the front.

#### Kitchen/Diner

*11' 8" x 16' 7" (3.55m x 5.05m) max*

With tiled flooring, a range of eye level and base units, worktops with tiled splash back, integrated eye level double oven, five ring gas hob with extractor hood over, space for fridge/freezer and washing machine, cupboard housing Ideal gas boiler, storage cupboard under the stairs, inset ceiling spotlights and PVCu double glazed windows to the front and side. Double doors open into...

#### Lounge

*15' 11" x 11' 3" (4.84m x 3.43m)*

With wood laminate flooring, two radiators and PVCu french doors opening onto the rear garden.

### First Floor

#### Landing

With wood laminate flooring, linen cupboard and loft hatch (the loft is part boarded with a pull down ladder).

#### Bedroom 1

*12' 8" x 10' 10" (3.85m x 3.30m) max*

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

#### En-suite

With tiled flooring, white suite comprising shower enclosure with electric shower, close coupled W.C and pedestal hand basin, radiator, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the front.

#### Bedroom 2

*9' 3" x 9' 6" (2.81m x 2.90m)*

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

#### Bedroom 3

*6' 3" x 9' 6" (1.91m x 2.90m)*

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

#### Bathroom

With tiled flooring, white suite comprising bath with mains shower over, close coupled W.C and pedestal hand basin, radiator, inset ceiling spotlights, extractor fan and obscured PVCu double glazed to the side.



## Externally

### To the front and side

Path to the front door next to an area laid to gravel. Driveway parking for two vehicles in front of the garage. Gated access to the rear garden.

### Garage

*9' 2" x 17' 1" (2.79m x 5.21m)*

With power, light, eaves storage, up and over door to the front and side door to the garden.

### To the rear

The generous enclosed rear garden offers a patio seating area, a spacious area laid to lawn and an area laid to gravel with a raised border. There is also a garden shed, a side door into the garage and a gate providing access to the front of the property.

## Tenure

The property is sold as Freehold.

## Council tax

The property is in council tax band C.

## 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

Super fast broadband is available (source - Ofcom) Predicted maximum download speed - 80Mbps

## Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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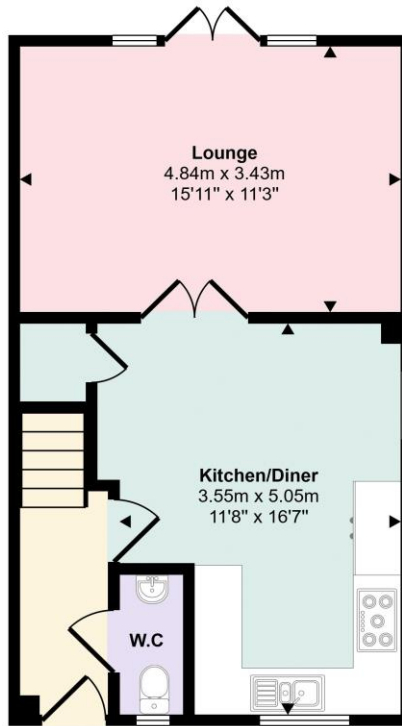


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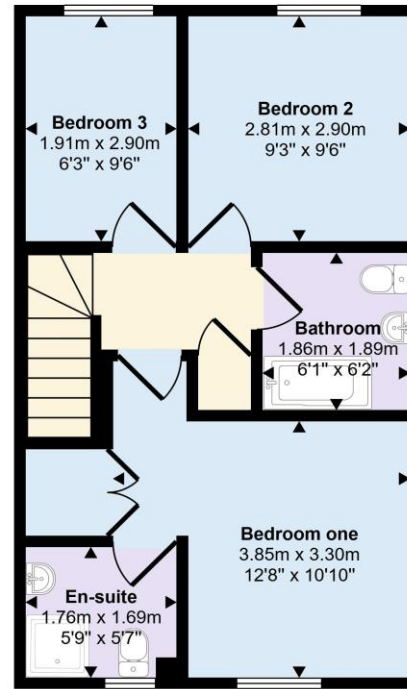
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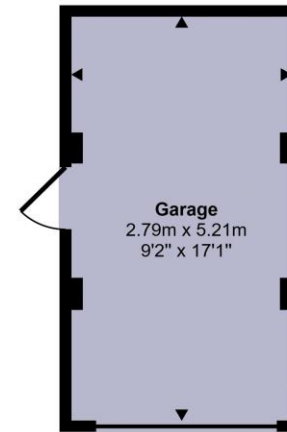
Approx Gross Internal Area  
98 sq m / 1050 sq ft



Ground Floor  
Approx 42 sq m / 449 sq ft



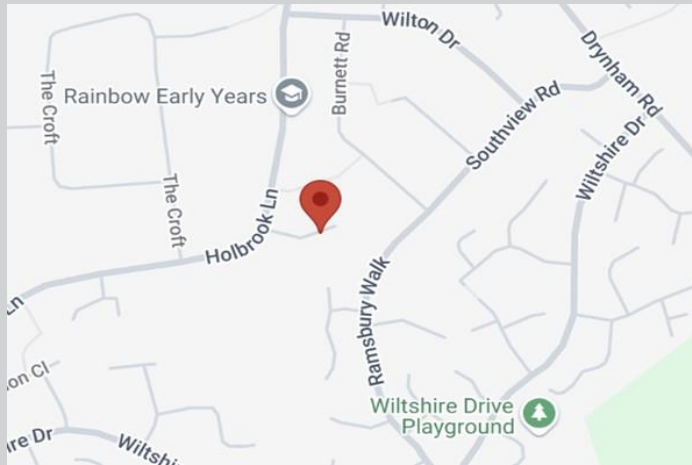
First Floor  
Approx 41 sq m / 444 sq ft



Garage  
Approx 15 sq m / 157 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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## 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.