



Wrights
01225 755553

Charlotte Street, Trowbridge, Wiltshire, BA14 8PG

£195,000

This spacious exceptionally spacious two bedroom semi detached property is situated within easy reach of Trowbridge town centre and railway station.

Features include two reception rooms, two double bedrooms, gas central heating, front garden providing potential to create driveway parking (subject to consent) and a large rear garden.

Sold with the benefit of no onward chain!

Situation

The property is situated close to many local amenities including Trowbridge railway station and the town centre, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (approx 5 miles) and indirect via Trowbridge. The World Heritage City of Bath is just 15 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Spacious two bedroom
semi detached property**

**East walking distance to
town centre and
supermarkets**

Gas central heating

Two reception rooms

Two double bedrooms

**Spacious first floor
bathroom**

**Potential to create
driveway parking
(subject to consent)**

Large rear garden

No onward chain!



The property comprises

Ground Floor

Entrance Hall

With radiator and stairs to the first floor.

Lounge 12' 9" x 14' 6" (3.88m x 4.41m)

With radiator, electric fire, storage cupboard under the stairs and window to the front.

Dining Room 9' 7" x 10' 9" (2.93m x 3.28m)

With wood flooring, radiator and two windows to the rear.

Kitchen 6' 8" x 10' 10" (2.03m x 3.30m)

With wood flooring, a range of eye level and base units, worktops with tiled splash backs, inset sink/drain unit, integrated electric oven and gas hob with extractor hood over, wall mounted Worcester gas boiler, windows to the side and rear and back door leading to the rear garden.

First Floor

Landing

With loft hatch and window to the side.

Bedroom 1 15' 8" x 13' 0" (4.77m x 3.97m) max

With stripped wood floor, radiator and two windows to the front.

Bedroom 2 9' 3" x 11' 11" (2.83m x 3.63m)

With radiator, built in wardrobe and window to the rear.

Bathroom 6' 6" x 8' 6" (1.98m x 2.60m)

With suite comprising bath, low level W.C and pedestal hand basin, radiator and window to the rear.

Externally

To the front

Front garden laid to lawn with a path to the front door and a path providing access to the rear garden.

To the rear

The generous rear garden offers an area laid to lawn, a selection of vegetable plots and a garden shed. A path provides access to the front of the property.

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

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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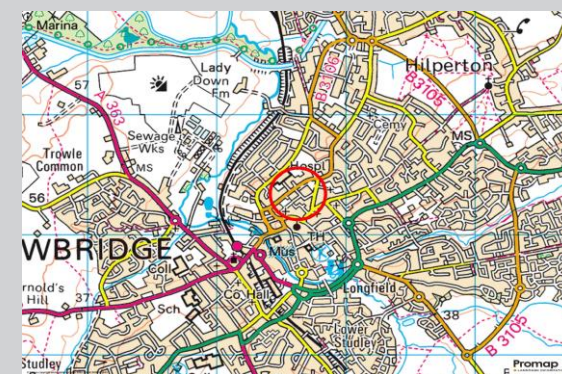
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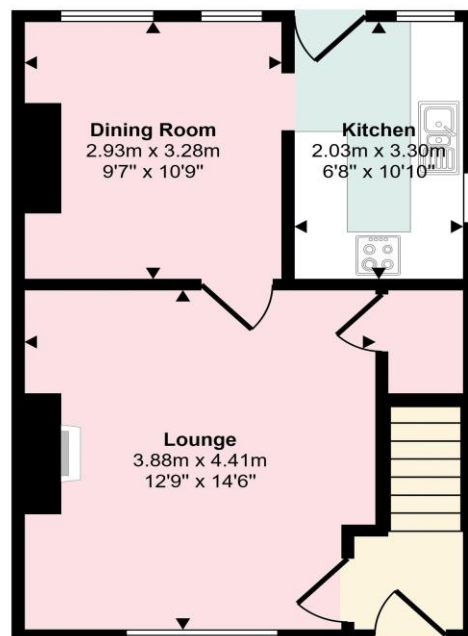
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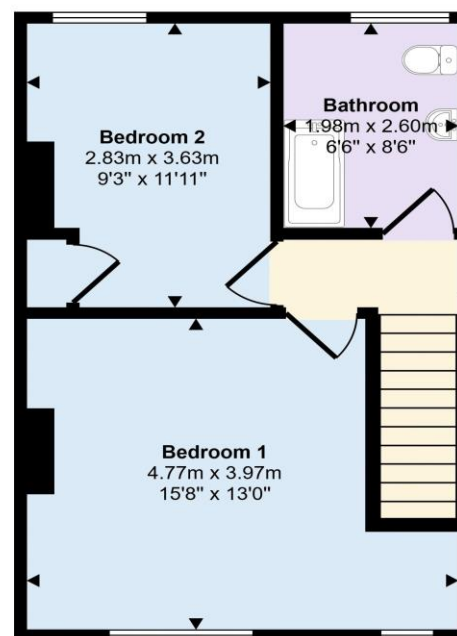
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Approx Gross Internal Area
77 sq m / 827 sq ft



Ground Floor
Approx 39 sq m / 425 sq ft



First Floor
Approx 37 sq m / 402 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.