



**Wrights**  
01225 755553

Frome Road, Trowbridge, Wiltshire, BA14 0DR

£285,000



This spacious three bedroom semi detached property is situated conveniently close to a selection of primary and secondary schools, as well as Trowbridge college.

Features include two reception rooms, a spacious kitchen/breakfast room, a well maintained South facing rear garden, garage (for storage) and driveway parking for two vehicles.

### Situation

The property is situated close to many local amenities, including a choice of primary and secondary schools, Trowbridge college and the 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.



**Three bedroom semi detached property**

**Two reception rooms**

**Kitchen/breakfast room**

**Gas central heating**

**PVCu double glazing**

**South facing rear garden**

**Garage (for store only)**

**Off road parking for two vehicles**

**Close to a selection of schools and Trowbridge college**



## The property comprises

### Entrance Porch

With PVCu front door and tiled flooring.

### Hallway

With radiator and stairs to the first floor.

### Lounge

*11' 2" x 13' 3" (3.40m x 4.05m)*

With radiator, gas fire with surround and PVCu double glazed bay window to the front.

### Dining Room

*10' 2" x 11' 11" (3.09m x 3.62m)*

With radiator, feature open fireplace with surround and PVCu french doors opening onto the rear garden.

### Kitchen/Breakfast Room

*6' 8" x 18' 7" (2.02m x 5.66m)*

With wood laminate flooring, a range of eye level and base units, worktops with tiled splash backs, space for cooker with extractor hood over, space for fridge, freezer, washing machine and dishwasher, one and a half bowl sink/drain unit, wall mounted gas boiler, radiator, PVCu double glazed window to the rear and obscured PVCu back door opening onto the rear garden.

## First Floor

### Landing

With airing cupboard housing hot water cylinder and loft hatch.

### Bedroom 1

*10' 0" x 13' 3" (3.06m x 4.04m)*

With stripped wood flooring, radiator and PVCu double glazed bay window to the front.

### Bedroom 2

*11' 1" x 12' 0" (3.39m x 3.67m)*

With radiator and PVCu double glazed window to the rear.

### Bedroom 3

*7' 0" x 8' 6" (2.14m x 2.58m)*

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

### Bathroom

With white suite comprising bath with electric shower over, pedestal hand basin and low level W.C, radiator and obscured PVCu double glazed window to the rear.

## Externally

### To the front

The front garden is laid to lawn with a border of shrubs and hedging. A path leads to the front door and gated access to the rear garden.

### Rear garden

The spacious enclosed rear garden offers a sunny South facing aspect, with a patio seating area and an area laid to lawn with a range of shrubs and trees and a greenhouse. Gates provide access to the front and rear of the property.

### Garage

*10' 10" x 15' 0" (3.29m x 4.56m)*

The spacious garage offers a large storage space, with power, light, windows to the side and front and a door to the side.

### Parking

Off road parking for two vehicles to the side of the garage.

## 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

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

## Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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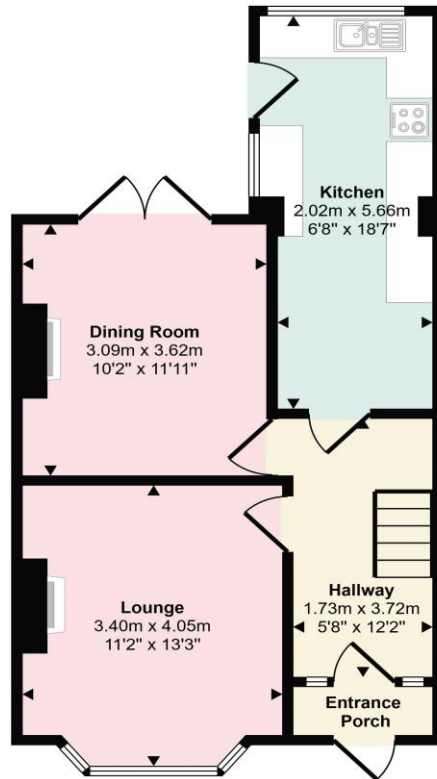


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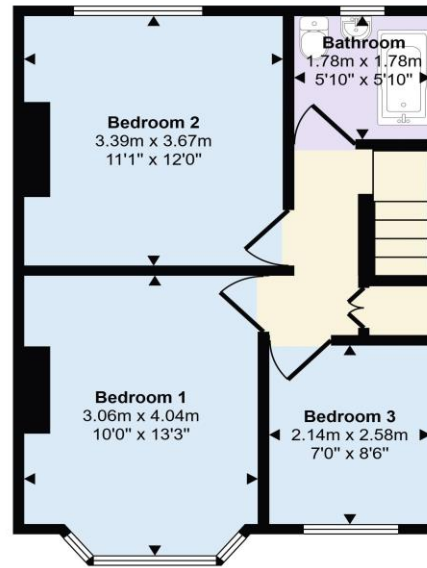
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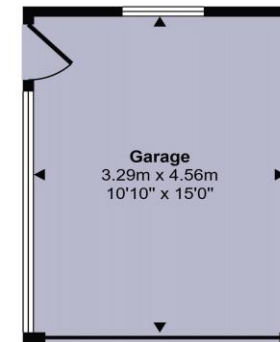
Approx Gross Internal Area  
102 sq m / 1099 sq ft



**Ground Floor**  
Approx 47 sq m / 505 sq ft



**First Floor**  
Approx 40 sq m / 433 sq ft



**Garage**  
Approx 15 sq m / 161 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

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