



**Wrights**  
01225 755553

Wyke Road, Trowbridge, Wiltshire, BA14 7NR

£247,500

This spacious and beautifully presented two bedroom terraced home is located on the popular Wyke Road, on the desirable Hilperton side of Trowbridge. The property offers a generous lounge/diner featuring a cosy wood-burning stove, a well-appointed kitchen, two double bedrooms, and a large bathroom complete with a Victorian-style roll-top bath and a separate shower enclosure with mains rainfall shower. Outside, the property boasts a generous and private rear garden with a summer house, along with two storage sheds. Off-road parking is available for up to four vehicles.

An early viewing is highly recommended to fully appreciate all this charming home has to offer.

### Situation

The property is situated on the Hilperton side of town, conveniently located close to a local shop and primary school. The town centre of Trowbridge is 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 13 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Beautifully presented  
two bedroom terraced  
property**

**Spacious lounge/diner  
with wood burning stove**

**Well appointed kitchen**

**Two double bedrooms**

**Large bathroom with four  
piece suite**

**Gas central heating and  
PVCu double glazing**

**Generous enclosed rear  
garden**

**Driveway parking for up  
to four vehicles**

**Viewing highly  
recommended!**





The property comprises:

### Ground Floor

#### Lounge

*13' 5" x 11' 3" (4.08m x 3.44m)*

With composite front door, wood flooring, wood burning stove, two radiators and PVCu double glazed window to the front. Open plan into...

#### Dining Room

*13' 7" x 11' 8" (4.15m x 3.55m) max*

With wood flooring and radiator.

#### Kitchen

*13' 3" x 9' 4" (4.03m x 2.85m)*

With tiled flooring and under-floor heating, a range of eye level and base units, solid oak worktops with tiled splash backs, space for range cooker with extractor hood over, Belfast sink unit, integrated dishwasher, freezer and microwave, space for fridge and washing machine, wall mounted gas combi boiler, PVCu double glazed window to the rear and PVCu french doors opening onto the rear garden.

### First Floor

#### Landing

With loft hatch.

#### Bedroom 1

*13' 7" x 11' 2" (4.13m x 3.41m)*

With radiator, feature fireplace with stone surround and two PVCu double glazed windows to the front.

#### Bedroom 2

*8' 9" x 11' 9" (2.67m x 3.57m)*

With radiator and PVCu double glazed window to the rear.

#### Bathroom

With tiled flooring and under-floor heating, four piece suite comprising Victorian-style roll-top bath, shower enclosure with mains rainfall shower, hand basin with vanity unit and low level W.C, radiator, inset ceiling spotlights and obscured PVCu double glazed window to the rear.

### Externally

#### To the front

The front garden is laid to gravel and enclosed by hedging, with a path to the front door.

#### To the rear

The generous enclosed rear garden provides a private and peaceful retreat for the new owners to enjoy. Thoughtfully designed, it features two patio seating areas and two lawned sections, perfect for both relaxation and outdoor activities. A gravelled path leads to a charming summer house, complete with power - ideal for use as a home office, studio, or garden retreat. The garden also includes two useful storage sheds, and a gated rear access opens directly to the parking area.

#### Parking area

To the rear of the garden is a gravelled parking area, providing off road parking for up to four vehicles.

### Tenure

The property as sold as freehold.

### Council tax

The property is 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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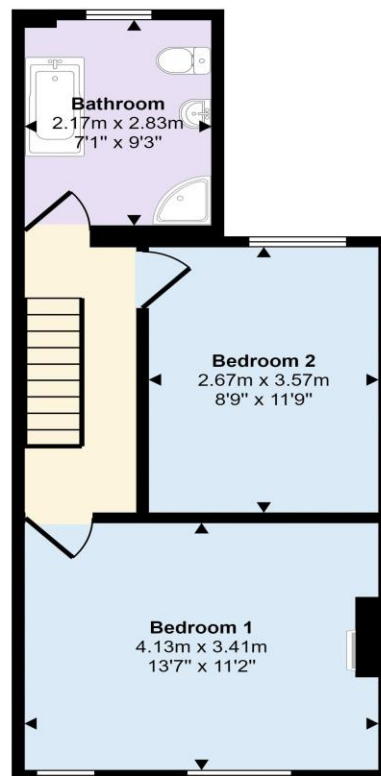
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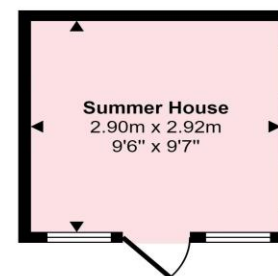
Approx Gross Internal Area  
86 sq m / 930 sq ft



Ground Floor  
Approx 42 sq m / 447 sq ft



First Floor  
Approx 36 sq m / 392 sq ft



Outbuilding  
Approx 8 sq m / 91 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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