



**Wrights**  
01225 755553

Eastview Road, Trowbridge, Wiltshire, BA14 9JY

£250,000



This spacious three bedroom semi detached property is situated on a generous corner plot, within an established residential development. The property offers good access for primary and secondary schools, as well as Trowbridge town centre and railway station.

The property requires some updating, offering the opportunity to create a wonderful family home. Features include a spacious lounge, kitchen/diner, garden room, downstairs shower room, store room, an enclosed rear garden, garage and gated driveway parking for at least three vehicles. Sold with the benefit of no onward chain, subject to probate.



**Spacious three bedroom  
semi detached property**

**Situated within a popular  
established residential  
development**

**Gated driveway parking  
for at least three vehicles**

**Kitchen/Diner**

**Garden Room**

### **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.

**Ground floor and first  
floor shower rooms**

**Store room**

**Enclosed rear garden**

**Garage**

**Required updating**

**No onward chain**

**Subject to probate**



## The property comprises

### Ground Floor

#### Entrance Hall

With PVCu front door, radiator and stairs to the first floor with storage cupboard under.

#### Lounge

*17' 9" x 14' 1" (5.42m x 4.28m) max*

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

#### Kitchen/Diner

*11' 2" x 13' 0" (3.40m x 3.97m)*

With a range of base units, worktops and tiled splash backs, sink/drain unit, radiator, larder cupboard with obscured PVCu double glazed window to the side and window to the rear.

#### Rear Hall

With external door to the side.

#### Garden Room

*8' 3" x 10' 1" (2.52m x 3.08m)*

With plumbing for washing machine and PVCu sliding patio doors to the rear garden.

### Shower Room

With tiled flooring, white suite comprising shower enclosure with electric shower, low level W.C and hand basin, wall mounted electric heater and obscured PVCu double glazed window to the rear.

### Store room

With window to the rear.

### First Floor

#### Landing

With radiator, airing cupboard housing hot water cylinder, loft hatch and PVCu double glazed window to the side.

#### Bedroom 1

*10' 4" x 11' 11" (3.14m x 3.64m)*

With two built in wardrobes and PVCu double glazed window to the front.

#### Bedroom 2

*10' 5" x 12' 0" (3.17m x 3.65m)*

With built in storage cupboard and PVCu double glazed window to the rear.

### Bedroom 3

7' 3" x 8' 9" (2.20m x 2.67m)

With PVCu double glazed window to the front.

### Shower Room

With white suite comprising quadrant shower enclosure with mains shower, hand basin with vanity unit, radiator and obscured PVCu double glazed window to the rear.

### Ezternally

#### To the front

?The front garden features an area laid to lawn, as well as gravelled areas and a variety of shrubs and bushes. Additionally, a gated driveway provides off-road parking for at least three vehicles in front of the garage.

### Garage 8' 1" x 16' 2" (2.47m x 4.92m)

With up and over door to the front, power, light, window to the rear and door to the side.

#### To the rear

The enclosed rear garden is mainly laid to lawn, complemented by gravelled sections, a greenhouse, and a raised decking area that offers a pleasant seating space. There is convenient access to the garage via a side door, and a gate provides entry to the front of the property.

### Council tax

The property is currently in council tax band C.

### 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 back boiler to radiators. Please note that the Agent has not tested any appliances.

### Broadband

Ultrafast available (source - Ofcom) Predicted maximum download speed - 1800Mbps

### Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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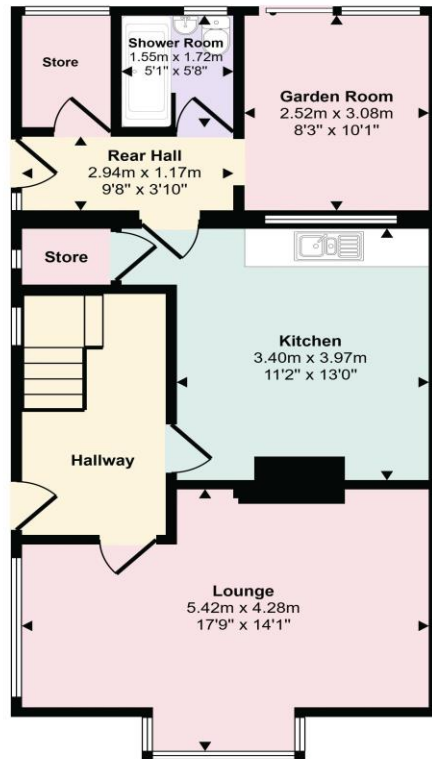


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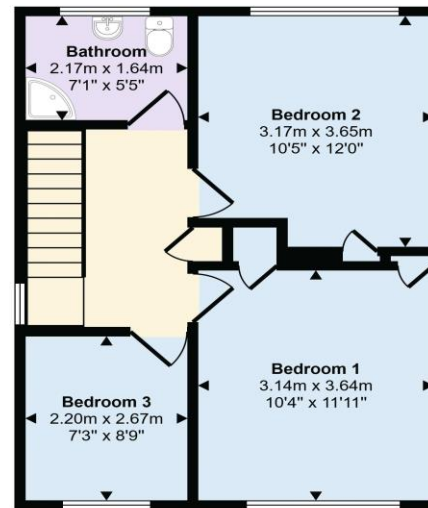
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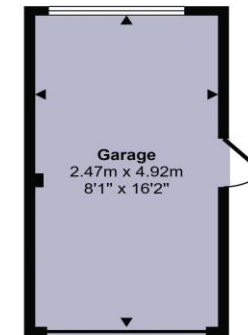
Approx Gross Internal Area  
116 sq m / 1252 sq ft



Ground Floor  
Approx 62 sq m / 666 sq ft



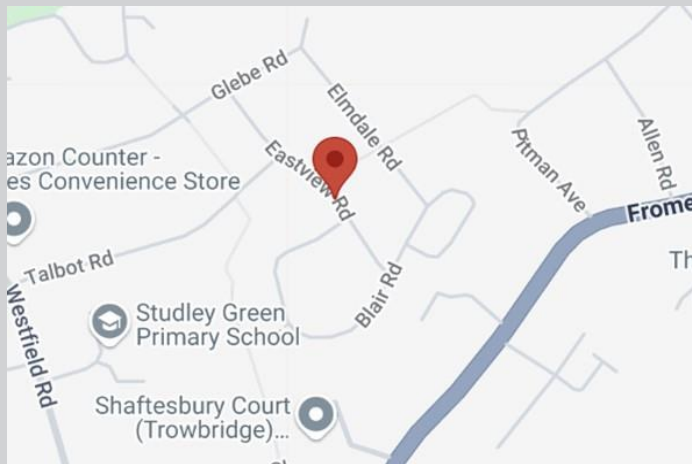
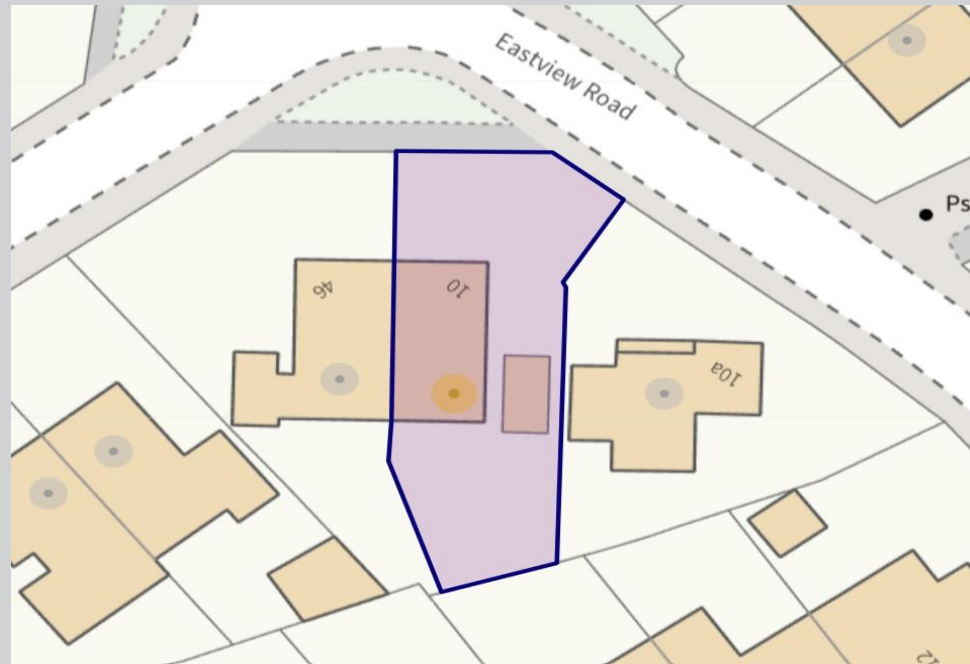
First Floor  
Approx 42 sq m / 455 sq ft



Garage  
Approx 12 sq m / 131 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.