



**Wrights**  
01225 755553

Charles Street, Trowbridge, Wiltshire, BA14 8ND

Offers in excess of  
£250,000

This spacious three-bedroom terraced home has been thoughtfully renovated by the current owner to create a stylish and welcoming family property. Located in an established residential area, it offers easy access to Trowbridge town centre and the railway station.

Features include a brand new kitchen/diner, a generously sized lounge, and a converted outhouse providing a practical utility room/office. Upstairs, you'll find three well-proportioned bedrooms and a newly fitted contemporary bathroom. Outside, the property benefits from a large, newly landscaped rear garden - ideal for families or entertaining - as well as driveway parking to the front.

### 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.



**Refurbished three  
bedroom property**

**Newly fitted kitchen/diner**

**Contemporary new  
bathroom**

**Spacious lounge**

**Utility/Office with power  
and light**

**Gas central heating with  
brand new combi boiler  
and radiators**

**New PVCu double  
glazing**

**Large newly landscaped  
rear garden**

**Driveway parking**

**No onward chain**



## The property comprises

### Ground Floor

#### Entrance Hall

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

#### Lounge

*13' 1" x 14' 0" (3.98m x 4.26m)*

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

#### Kitchen/Diner

*16' 4" x 8' 7" (4.98m x 2.62m)*

With wood laminate flooring, a range of eye level and base units, worktops with upstands, inset sink/drainage unit, integrated washing machine and dishwasher, space for fridge/freezer, radiator, storage cupboard under the stairs, inset ceiling spotlights, PVCu double glazed window to the rear and PVCu door to the rear garden.

#### Rear access

With gate opening to the rear garden and gated access, via the neighbouring property, to the front.

### Utility/Office

*7' 3" x 6' 1" (2.21m x 1.86m)*

The brick built outhouse has been converted to a convenient utility room/office, offering power and light, a range of eye level units, worktop with space for additional under counter fridge and freezer and PVCu double glazed window to the rear.

### First Floor

#### Landing

With loft hatch.

#### Bedroom 1

*9' 2" x 13' 3" (2.8m x 4.03m)*

With radiator and PVCu double glazed window to the front.

#### Bedroom 2

*10' 6" x 9' 9" (3.20m x 2.96m)*

With radiator and PVCu double glazed window to the rear.

#### Bedroom 3

*6' 4" x 9' 7" (1.94m x 2.92m)*

With radiator and PVCu double glazed window to the front.

#### Bathroom

With suite comprising bath with mains rainfall shower over, hand basin with vanity unit and W.C, heated towel rail and obscured PVCu double glazed window to the rear.



### Externally

#### To the front

Driveway parking for one vehicle and path to the front door.

#### To the rear

The large enclosed rear garden has been recently landscaped by the current owners to create a versatile and inviting outdoor space. It features a generous patio seating area, gravelled sections, a lawned area, a double storage shed, and the added convenience of an outside tap and power socket - deal for gardening or outdoor maintenance.

### Council tax

The property is currently is council tax band A.

### Tenure

The property is sold as freehold.

### Services

Mains gas, electricity, water and drainage are connected. The property is heated by a brand new gas central heating system with brand new boiler and radiators, complete with 5 year guarantee. Please note that the Agent has not tested any appliances.

### Broadband

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

### Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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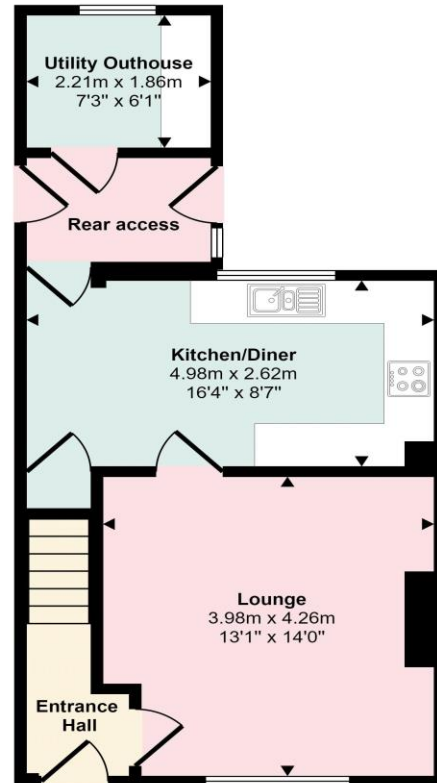


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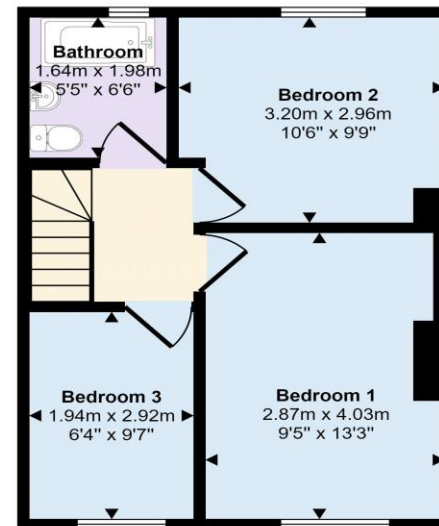
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Approx Gross Internal Area  
78 sq m / 841 sq ft



Ground Floor  
Approx 43 sq m / 461 sq ft



First Floor  
Approx 35 sq m / 381 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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