



Wrights
01225 755553

Drynham Road, Trowbridge, Wiltshire, BA14 0PE

£240,000

This well presented two double bedroom end of terrace property is situated within easy reach of Trowbridge town centre and railway station. Features include a spacious kitchen/diner, dual aspect lounge, ground floor bathroom, two first floor double bedrooms.

Externally the property offers driveway parking for two vehicles and a large enclosed rear garden.

Situation

The property is situated close to many local amenities including a choice of Primary and Secondary schools, a Morrisons convenience store 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.



Two bedroom end of terrace property
Spacious kitchen/diner
Dual aspect lounge
Ground floor bathroom
Two double bedrooms

Gas central heating
PVCu double glazing
Driveway parking for two vehicles
Large enclosed rear garden



The property comprises

Ground Floor

Entrance Porch

With wooden front door, tiled flooring and wood framed windows.

Kitchen/Diner 10' 10" x 24' 3" (3.30m x 7.39m)

With wood laminate flooring, wood burning stove with feature brick wall, a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and ceramic hob with extractor hood over, inset sink/drainage unit, integrated dishwasher, space for American style fridge/freezer and PVCu french doors opening onto the rear garden.

Lounge 10' 11" x 9' 7" (3.34m x 2.92m)

With wood laminate flooring, fireplace with feature brick wall and storage cupboards built into the alcoves, radiator and two PVCu double glazed windows to the front and side.

Bathroom

With tiled flooring, white suite comprising bath with mains rainfall shower over, pedestal hand basin and close coupled E.C, heated towel rail, cupboard housing Vaillant gas boiler and plumbing for washing machine, inset ceiling spotlights, exposed timber beams and obscured PVCu double glazed window to the rear.

First Floor

Landing

With loft hatch.

Bedroom 1 11' 3" x 11' 3" (3.42m x 3.42m)

With radiator and PVCu double glazed windows to the side and rear.

Bedroom 2 11' 2" x 9' 10" (3.41m x 2.99m)

With radiator and PVCu double glazed windows to the front and side.

Externally

To the front and side

To the front of the property there is driveway parking for two vehicles. A lawned area sits to the side of the property, with a path to the front door and a further path providing gated access to the rear garden.

To the rear

The large enclosed rear garden provides a generous lawned area, perfect for families or outdoor activities, along with a gravelled seating space ideal for relaxing or entertaining. Additional features include a garden shed for storage, an outside tap and a gate offering convenient 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

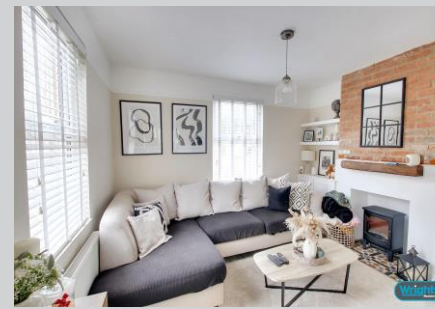
Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

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

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



EXCLUSIVE MORTGAGE
ADVICE FOR WRIGHTS
RESIDENTIAL WITH

**GEM
MORTGAGES**

Gemma Coleman
Telephone 01225 755553
Mobile: 07717 749944
Email: gemma@gemmortgages.co.uk

CALL NOW FOR FREE MORTGAGE
ADVICE THAT YOU CAN TRUST



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

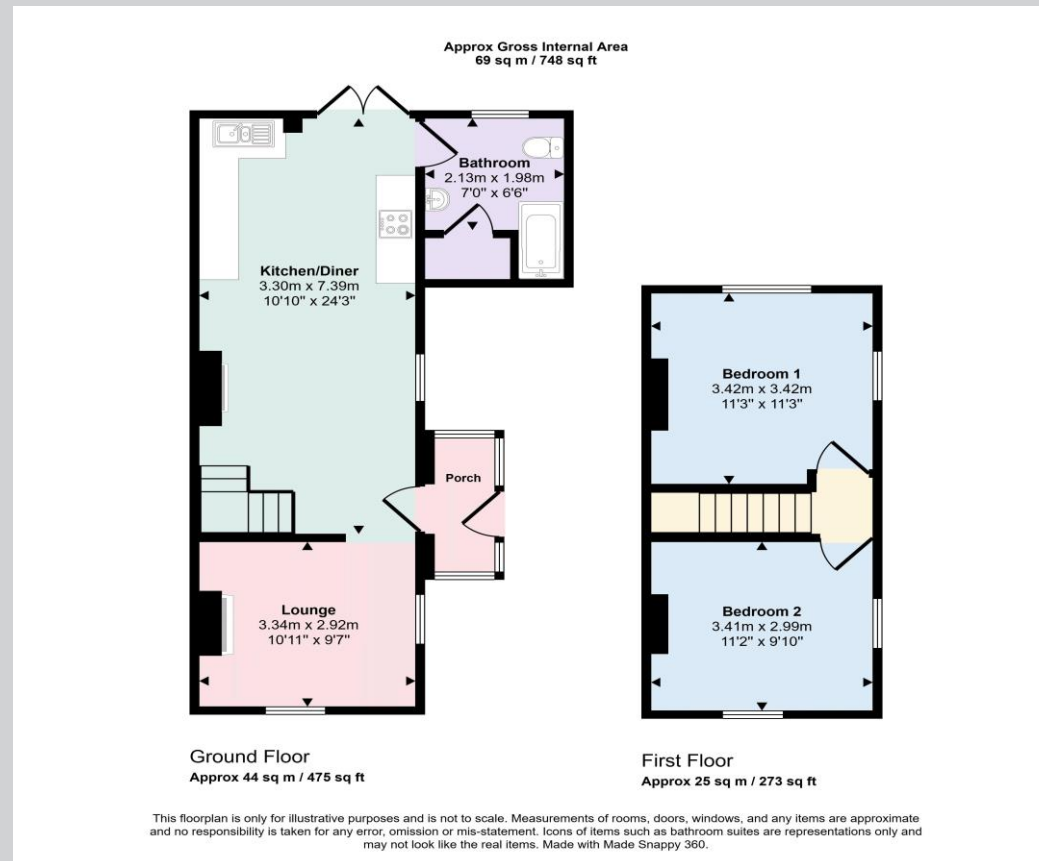
01225 755553

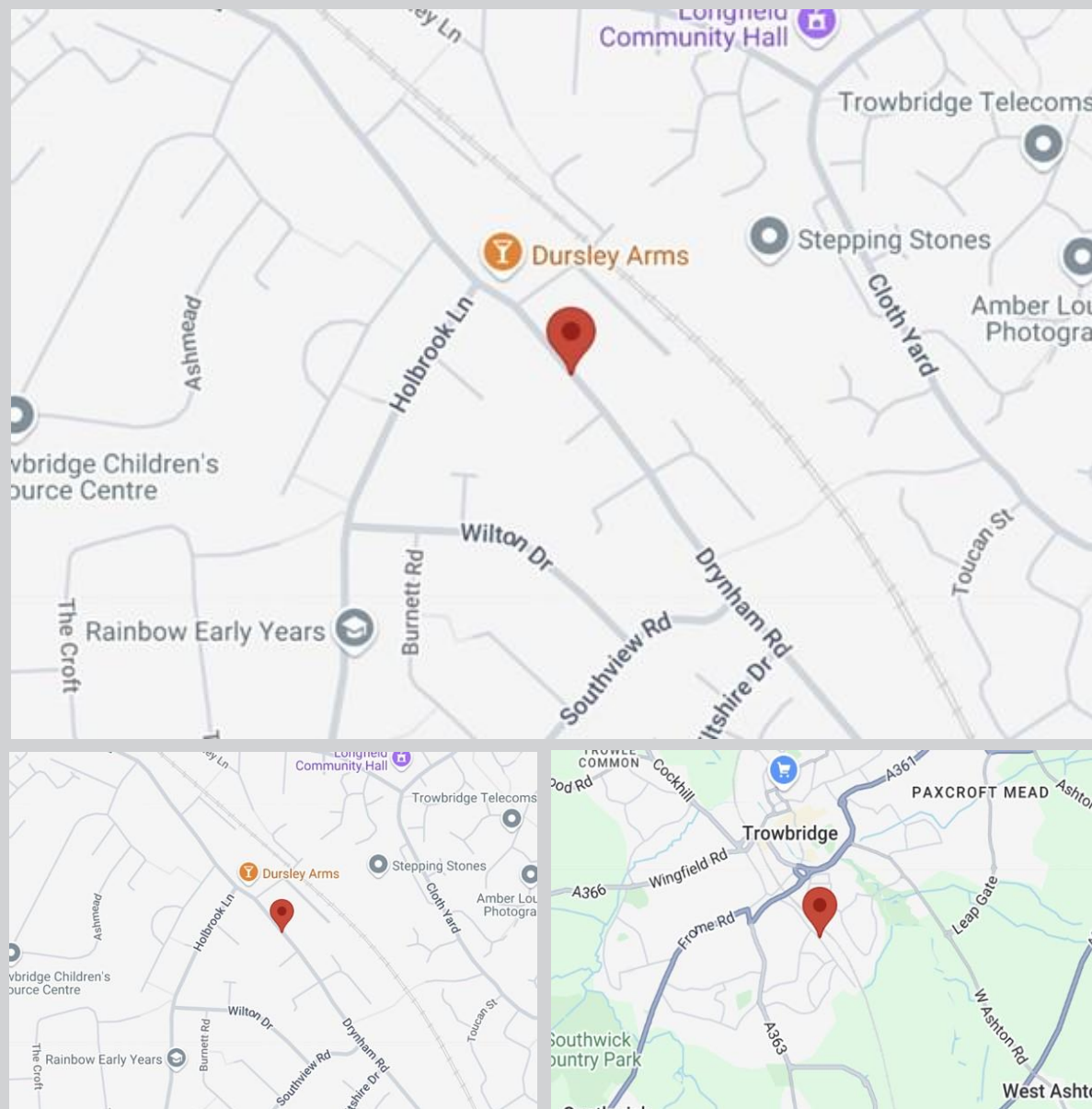


Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553







01225 755553

info@wrightsresidential.co.uk

www.wrightsresidential.co.uk

24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

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.