



Wrights
01225 755553

Charnwood Road, Trowbridge, Wiltshire, BA14 9DE

£285,000

This spacious two bedroom detached bungalow is located on the sought after Broadmead estate, on the Bath side of Trowbridge. The property features a generous lounge, a bright conservatory overlooking the private rear garden, and two well proportioned double bedrooms. Additional benefits include a garage with driveway parking and an enclosed rear garden offering a high degree of privacy.

Offered for sale with no onward chain.

Situation

The property is situated on the sought after Broadmead estate, 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.



Spacious two bedroom detached bungalow

Spacious lounge

Conservatory

Two generous double bedrooms

Gas central heating

PVCu double glazing

Sought after location within the Broadmead estate

Garage and driveway parking

Private enclosed rear garden

No onward chain



The property comprises

Entrance Hall

With PVCu front door, radiator, built in storage cupboard and loft hatch.

Lounge 12' 0" x 18' 1" (3.65m x 5.50m)

With radiator, fireplace with tiled surround, PVCu double glazed windows to the side and rear and PVCu door to the conservatory.

Conservatory 8' 7" x 9' 1" (2.61m x 2.77m)

Of PVCu construction with a dwarf brick wall, radiator, sliding patio door to the garden.

Kitchen 12' 11" x 7' 10" (3.93m x 2.40m)

With wood flooring, a range of eye level and base units, worktops with tiled splash backs, inset sink/drain unit, space for cooker, fridge freezer and washing machine, wall mounted gas boiler, radiator, PVCu double glazed window to the rear and PVCu door to the side.

Side Porch

With tiled flooring, PVCu double glazed windows to the side and rear and PVCu door to the garden.

Bedroom 1 11' 10" x 13' 3" (3.61m x 4.03m)

With radiator and PVCu double glazed window to the front.

Bedroom 2 11' 2" x 10' 6" (3.40m x 3.20m)

With radiator, built in wardrobe and PVCu double glazed window to the front.

W.C

With low level W.C, hand basin and obscured PVCu double glazed window to the side.

Bathroom

With suite comprising bath and pedestal hand basin, radiator, linen cupboard and obscured PVCu double glazed window to the side.

Externally

To the front

The property offers a front garden which is laid to lawn, as well as driveway parking in front of the garage. A path provides access to the front door, located to the side of the property.

Garage 7' 11" x 17' 1" (2.41m x 5.21m)

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

To the rear

The enclosed rear garden offers a good degree of privacy and is mainly laid to lawn, complemented by a patio seating area.

Tenure

The property is sold as Freehold.

Council tax

The property is in council tax band D.

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.



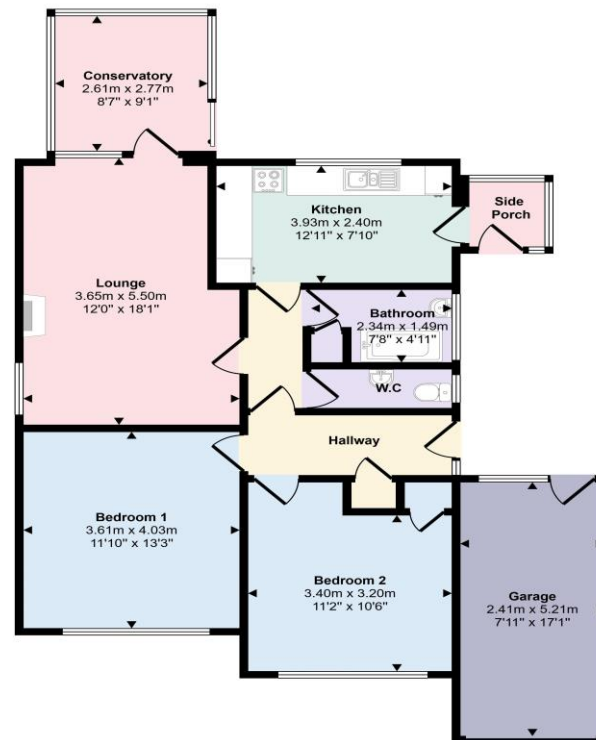


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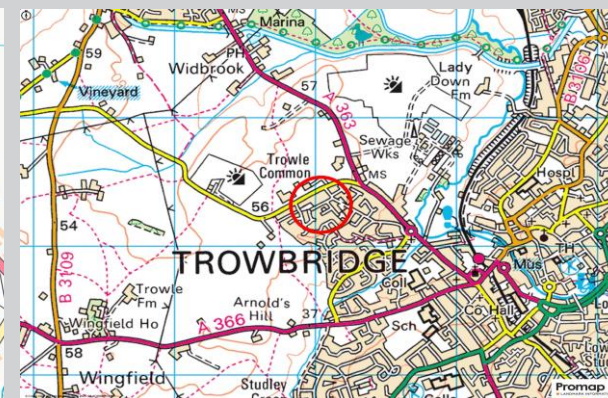
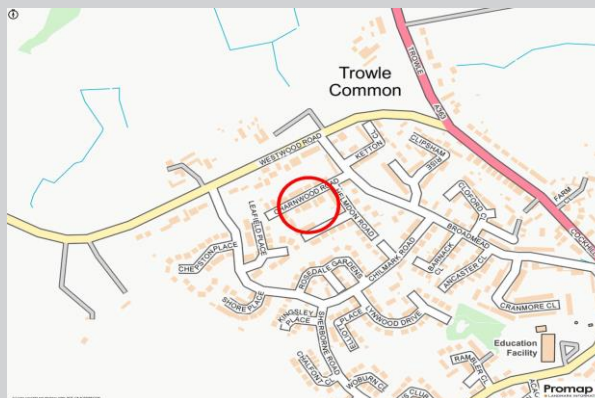
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Approx Gross Internal Area
95 sq m / 1021 sq ft



Floorplan

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.