



Wrights
01225 755553

Gainsborough Rise, Trowbridge, Wiltshire, BA14 9HX

£230,000

Situated in a quiet cul-de-sac, this well presented two-bedroom semi detached house offers convenient access to a range of local schools, amenities, Trowbridge town centre, and the railway station.

The property features a spacious lounge/diner, a modern fitted kitchen, two double bedrooms, and a bathroom with a shower over the bath. Additional benefits include gas central heating, PVCu double glazing, and an enclosed rear garden, providing a private and low maintenance outdoor space. On-street parking is available (non-allocated), and there is the option to purchase a garage for an additional £5,000.

Offered with no onward chain.

Situation

The property is situated within a quiet cul-de-sac on the Frome side of Trowbridge. 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 11 miles away, famed for its shopping, period buildings and many places of cultural interest.



Two bedroom semi detached house

Cul-de-sac location

Close to Trowbridge town centre and railway station

Gas central heating

Private enclosed rear garden

Double glazing
Enclosed rear garden
On road parking (non allocated)

Optional garage (additional £5000)

No onward chain



The property comprises

Ground Floor

Entrance Hall

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

Kitchen 8' 1" x 6' 9" (2.47m x 2.05m)

With a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and gas hob with extractor hood over, fridge/freezer, washing machine and PVCu double glazed window to the front.

Lounge 17' 9" x 13' 1" (5.42m x 3.98m)

With wood laminate flooring, radiator and PVCu sliding patio doors to the rear garden.

First Floor

Landing

With airing cupboard.

Bedroom 1 13' 0" x 9' 8" (3.97m x 2.94m)

With radiator and PVCu double glazed window to the rear.

Bedroom 2 13' 0" x 8' 1" (3.97m x 2.47m)

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

Bathroom

With white suite comprising bath with shower attachment, hand basin with vanity unit and W.C, radiator and obscured PVCu double glazed window to the side.

Externally

To the front

Path and steps to front door. Area laid to gravel.

To the rear

The private enclosed rear garden is mainly laid to patio with a border of wood chipping to the rear. A gate provides access to the front of the property.

Tenure

The property is sold as freehold.

Council tax

The property is currently in band B.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a new Ideal Combi gas fired central heating boiler to radiators was installed March '24, which is still under 7 year warranty. 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.



Wrights
01225 755553

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

01225 755553



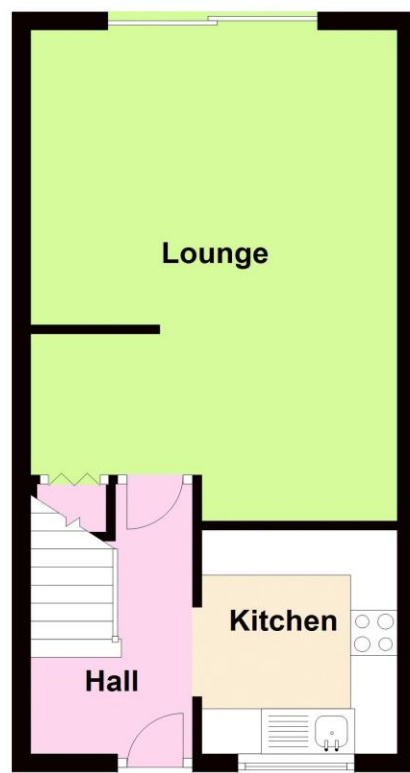
Wrights
01225 755553

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

01225 755553

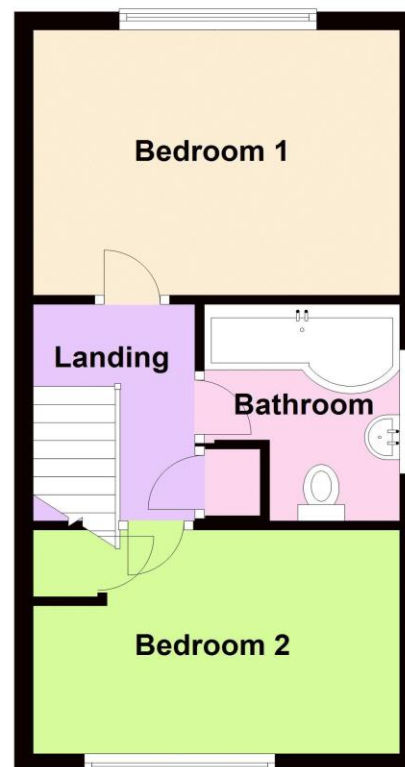
Ground Floor

Approx. 31.4 sq. metres (338.4 sq. feet)

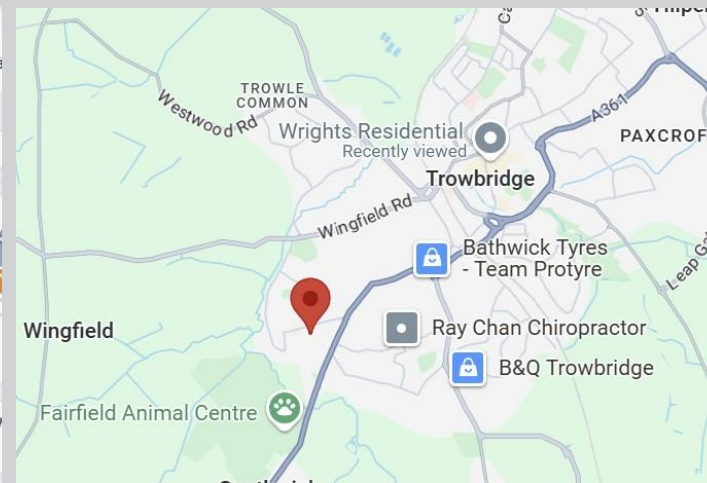
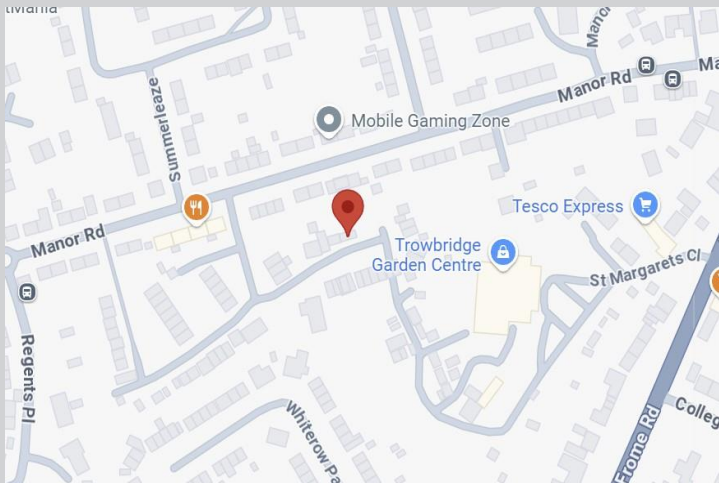


First Floor

Approx. 30.9 sq. metres (332.5 sq. feet)



Total area: approx. 62.3 sq. metres (670.9 sq. feet)



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.