



Wrights
01225 755553

Sparrow Street, Trowbridge, Wiltshire, BA14 7FS

£285,000

This spacious and beautifully presented three bedroom terraced property is situated on the popular Southview Park Development within easy reach of Trowbridge town centre.

Built in 2016, the property offers many features including downstairs cloakroom, spacious kitchen/diner, en-suite to the master bedroom, PVCu double glazing, gas central heating, enclosed rear garden with door to garage and driveway parking.

Situation

The property is well situated within the extremely popular Southview Park development, within walking distance of Trowbridge town centre, primary and secondary schools.

The County town of Trowbridge provides 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 three bedroom house

Beautifully presented throughout

Open plan Kitchen/Diner

Southview Park Development

Walking distance to town centre

En-suite to Master Bedroom

Downstairs Cloakroom

Garage and driveway parking

Enclosed rear garden



The property comprises

Ground Floor

Entrance Hall

With porcelain tiled floor, double panel radiator, walk in coat cupboard and stairs to the first floor.

Lounge 10' 0" x 16' 5" (3.05m x 5.01m)

With porcelain tiled floor, double panel radiator, television point and PVCu double glazed window to the front.

Dining Room 17' 2" x 7' 10" (5.24m x 2.39m)

With granite tiled floor, two double panel radiators, large storage cupboard under the stairs and PVCu double glazed French doors to the garden. Open plan into...

Kitchen 8' 0" x 8' 8" (2.44m x 2.63m)

With granite tiled floor, a range of eye level and base units, worktops with tiled splash backs, one and a half bowl sink/drainers, integrated electric oven and four ring gas hob with extractor hood over, space for fridge/freezer and washing machine and PVCu double glazed window to the rear.

Cloakroom

With tiled floor, white suite comprising close coupled W.C and pedestal hand basin, double panel radiator and extractor fan.

First Floor

Landing

With wooden flooring and airing cupboard.

Bedroom 1 10' 4" x 10' 8" (3.16m x 3.25m)

With wooden floor, double panel radiator and PVCu double glazed window to the rear.

En-suite

With tiled floor, white suite comprising double shower enclosure with mains shower, pedestal hand basin and close coupled W.C, double panel radiator and extractor fan.

Bedroom 2 9' 1" x 9' 2" (2.77m x 2.79m)

With wooden floor, double panel radiator and PVCu double glazed window to the front.

Bedroom 3 7' 5" x 8' 0" (2.25m x 2.43m)

With wooden floor, double panel radiator and PVCu double glazed window to the front.

Bathroom 6' 8" x 6' 6" (2.02m x 1.97m)

With tiled floor, white suite comprising bath with shower attachment, pedestal hand basin and close coupled W.C, double panel radiator, extractor fan and obscured PVCu double glazed window to the rear.

Externally

To the rear

The enclosed rear garden is laid to patio, providing a low maintenance outdoor space. A door offers direct access into the garage.

Garage

7' 7" x 15' 9" (2.31m x 4.79m)

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

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

Broadband

Ultrafast available (source - Ofcom) Predicted maximum download speed -10000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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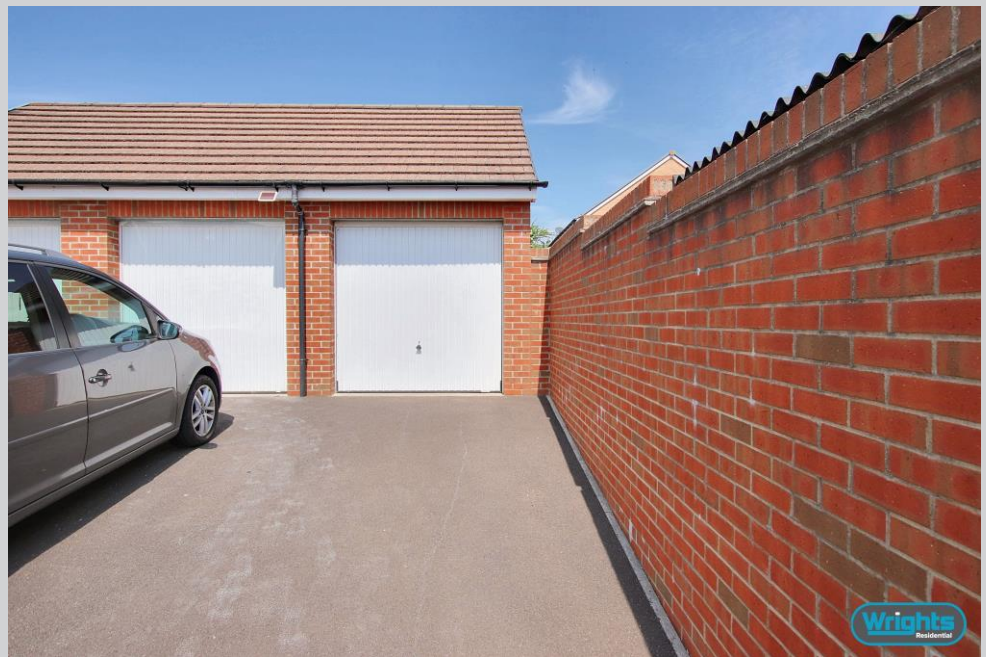
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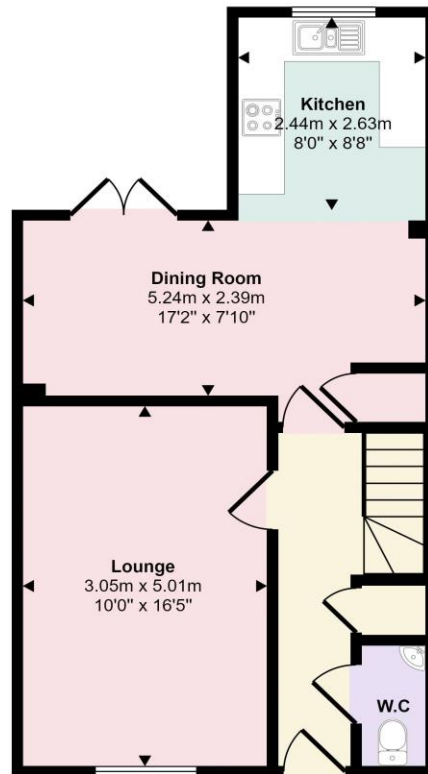


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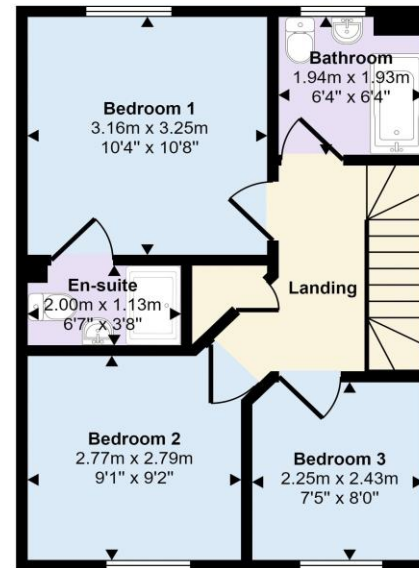
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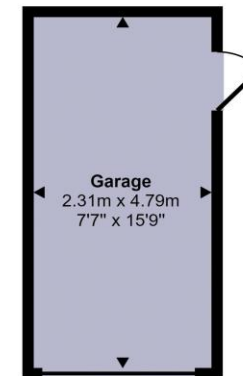
Approx Gross Internal Area
96 sq m / 1032 sq ft



Ground Floor
Approx 46 sq m / 493 sq ft

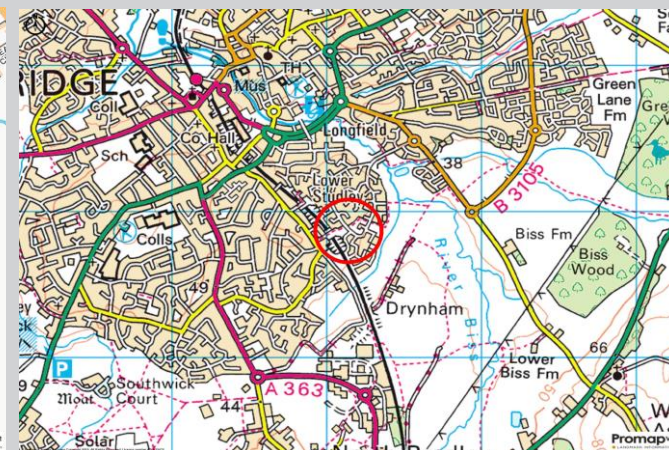


First Floor
Approx 39 sq m / 419 sq ft



Garage
Approx 11 sq m / 119 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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