



Wrights
01225 755553

Lambrok Close, Trowbridge, Wiltshire, BA14 9HH

£222,500

This spacious three bedroom end of terrace home is set on a generous corner plot within an established residential development on the outskirts of Trowbridge, close to open countryside. While the property would benefit from some updating, it offers fantastic potential to create a wonderful family home. Features include a spacious kitchen/diner, a downstairs W.C, three well proportioned bedrooms, and generous gardens to the front, side, and rear.

Sold with benefit of no onward chain.

Situation

This property is located in a well established residential estate on the outskirts of Trowbridge, within easy reach of a range of local amenities, including both primary and secondary schools. Additionally, the property enjoys easy access to open countryside and the popular Southwick Country Park.

The market town of Trowbridge provides 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 15 miles away, famed for its shopping, period buildings and many places of cultural interest.



Three bedroom end of terrace property

Generous corner plot

Situated close to the open countryside

Spacious kitchen/diner

Downstairs W.C

Three well proportioned bedrooms

Wet room

Generous gardens to the front, side and rear

No onward chain



The property comprises

Ground Floor

Entrance Porch

With PVCu front door and PVCu double glazed windows to the sides.

Hallway

With wood laminate flooring, wall mounted electric heater and stairs to the first floor.

Lounge 13' 7" x 13' 8" (4.14m x 4.17m) max

With wood laminate flooring, wall mounted electric night storage heater, feature fireplace with brick surround and PVCu double glazed window to the front.

Kitchen/Diner 16' 7" x 14' 4" (5.05m x 4.38m) max

With wall mounted electric night storage heater, storage cupboard under the stairs, a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and hob with extractor hood over, one and a half bowl sink/drainage unit, space for fridge freezer, washing machine and slimline dishwasher and PVCu double glazed windows to the side and rear.

Rear Hall

With PVCu back door.

Cloakroom

With white suite comprising close coupled W.C and hand basin and obscured PVCu double glazed window to the side.

First Floor

Landing

With spacious airing cupboard, wall mounted electric night storage heater and PVCu double glazed window to the side.

Bedroom 1 9' 9" x 15' 4" (2.96m x 4.67m)

With PVCu double glazed window to the front.

Bedroom 2 9' 10" x 12' 10" (2.99m x 3.91m)

With PVCu double glazed window to the rear.

Bedroom 3 6' 7" x 9' 7" (2.00m x 2.93m)

With PVCu double glazed window to the front.

Wet Room

With electric shower, close coupled W.C and pedestal hand basin, heated towel rail and obscured PVCu double glazed window to the rear.

Externally

Set on a spacious corner plot, the property enjoys generous gardens to the front, side, and rear. The front garden is laid to lawn with a path leading to the front door, while the surrounding outdoor space offers excellent scope for further landscaping. A patio seating area provides a great spot for outdoor dining or relaxation.

Parking

On road parking is available to the front of the property (non allocated).

Tenure

The property is sold as freehold.

Council tax

The property is currently in council tax band B.

Services

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast available (source - Ofcom) Predicted maximum download speed - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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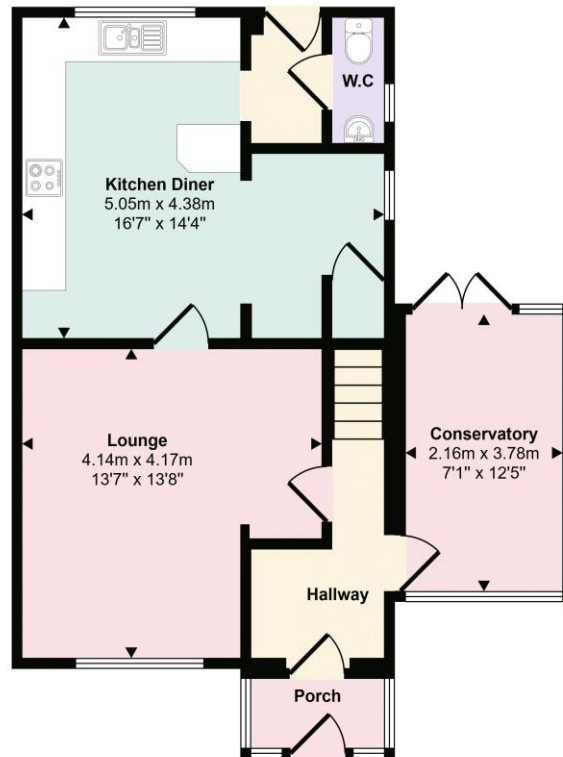


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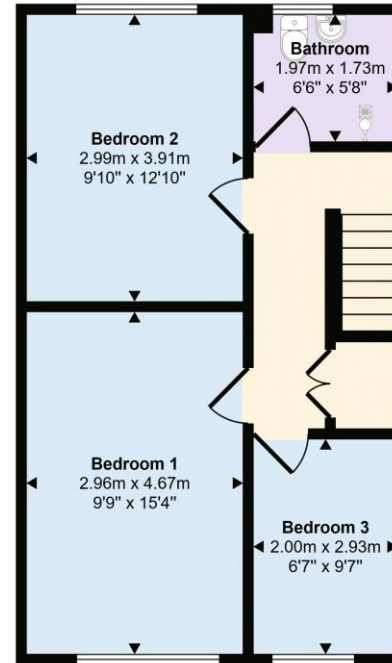
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Approx Gross Internal Area
100 sq m / 1075 sq ft

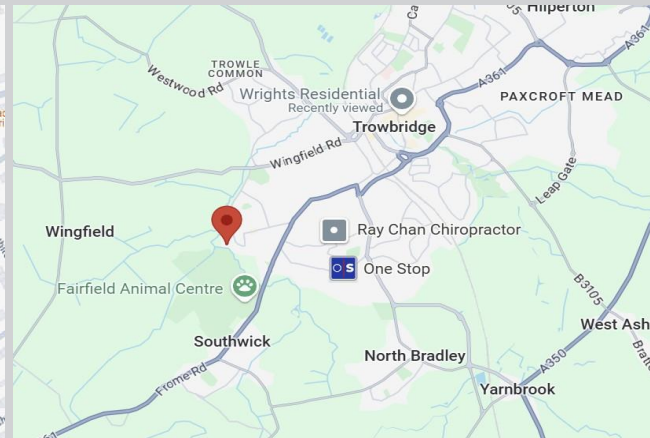
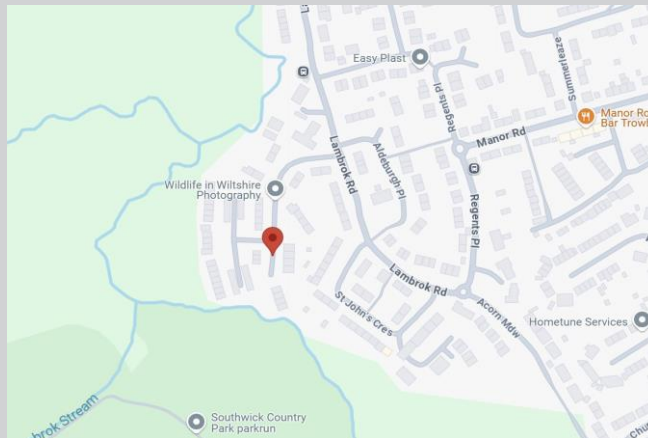
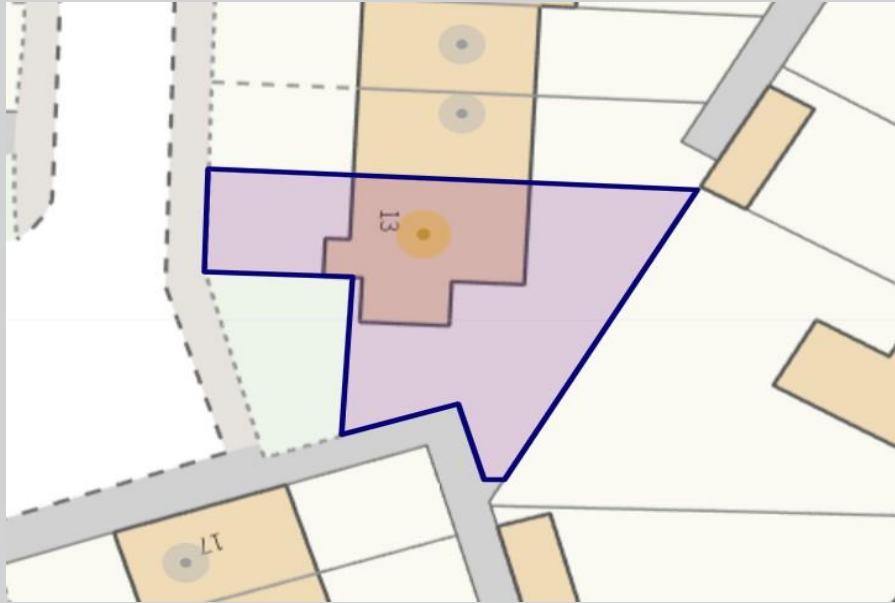


Ground Floor
Approx 55 sq m / 595 sq ft



First Floor
Approx 45 sq m / 480 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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