



Wrights
01225 755553

Ashleigh Grove, Trowbridge, Wiltshire, BA14 0BL

£279,950

Situation

The property is situated 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.



Four bedroom semi detached house

Situated within walking distance to the town centre and railway station

Well presented throughout

PVCu double glazing

Gas central heating

Modern kitchen

Spacious lounge and dining room

En-suite to master bedroom

Allocated parking for two cars

No onward chain



An excellent opportunity to buy a well presented, spacious four bedroom semi-detached house with a top floor master suite, conveniently situated within easy reach of Trowbridge town centre and railway station.

The ground floor of the property comprises an entrance hall, a large, airy lounge and dining room and a modern kitchen. On the first floor are three bedrooms and the family bathroom. On the second floor, the spacious master bedroom suite with en-suite shower room provides a private haven

Further features include gas central heating, PVCu double glazing, allocated parking for two vehicles and enclosed front and rear gardens.

Offered for sale with no onward chain.

The property comprises

Ground Floor

Entrance Hall

With PVCu double glazed front door, double panel radiator and stairs to the first floor.

Lounge 15' 10" x 14' 6" (4.82m x 4.42m) max

With double panel radiator, electric fire with surround, television point, storage cupboard under the stairs and PVCu double glazed window to the front. Arch into...

Dining Room 10' 1" x 7' 1" (3.07m x 2.17m)

With double panel radiator and PVCu double glazed french doors to the garden.

Kitchen 10' 1" x 7' 4" (3.07m x 2.23m)

With a range of eye level and base units, wood laminate worktops with tiled splashbacks, integrated 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.

First Floor

Landing

With linen cupboard with radiator and PVCu double glazed window to the front.

Bedroom 2 10' 2" x 8' 7" (3.09m x 2.62m)

With radiator and PVCu double glazed window to the rear.

Bedroom 4 10' 2" x 6' 0" (3.09m x 1.83m)

With radiator and PVCu double glazed window to the rear.

Bedroom 3 8' 2" x 8' 7" (2.50m x 2.62m)

With radiator and PVCu double glazed window to the front.

Bathroom

With white suite comprising bath with shower over, pedestal hand basin, close coupled w.c, heated towel rail, extractor fan and obscured PVCu double glazed window to the side.

Second Floor

Bedroom 1 *17' 3" x 11' 3" (5.27m x 3.44m) max*

With double panel radiator, television point and two velux windows.

En-suite

With white suite comprising shower enclosure with mains shower, pedestal hand basin, close coupled w.c, double panel radiator and velux window.

Externally

To the front

Garden laid to gravel with plastic storage shed and gate to the front.

To the rear

Laid to lawn with patio seating area and gate providing access the parking area.

Parking

Allocated parking for two vehicles.

Council tax

The property is 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 broadband is available (source - Ofcom) Predicted maximum download speed - 1800Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

EXCLUSIVE MORTGAGE ADVICE
FOR WRIGHTS RESIDENTIAL WITH

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

GEM MORTGAGES

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



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

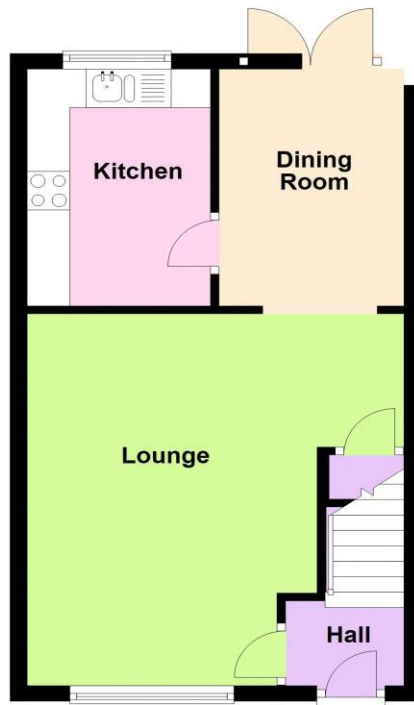


Wrights
01225 755553

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

01225 755553

Ground Floor

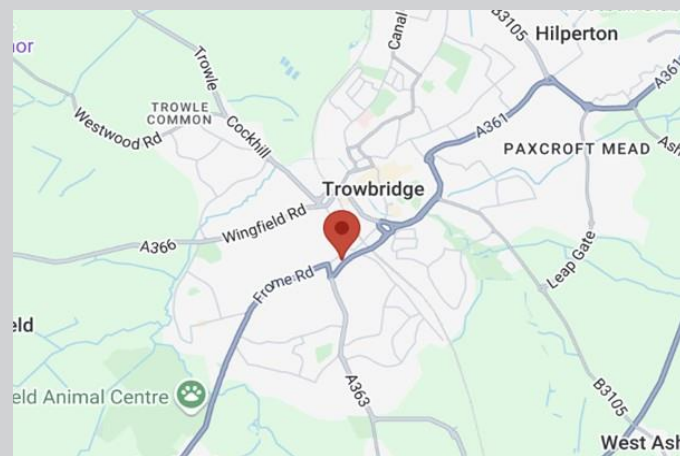
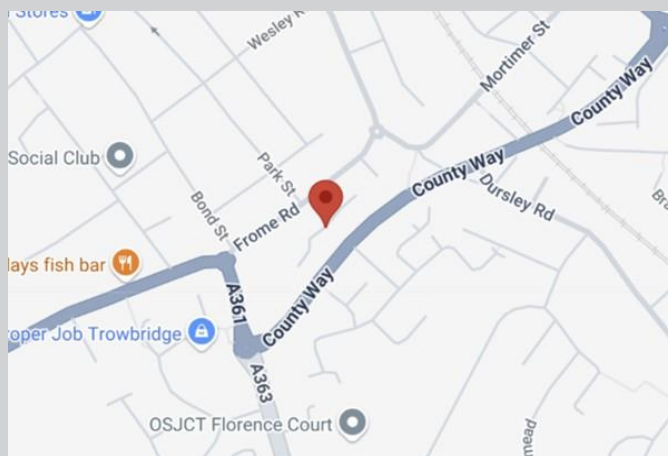


First Floor



Second Floor







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.