



Wrights
01225 755553

Rutland Crescent, Trowbridge, Wiltshire, BA14 0NU

£215,000

This two bedroom end of terrace property is situated on the popular Rutland Crescent, within easy reach of Trowbridge Town Centre.

Features include a high quality kitchen with integrated appliances, driveway parking for two vehicles, gas central heating, PVCu double glazing, small courtyard to the rear.

Offered for sale with the benefit of no onward chain.

Situation

The property is situated close to many local amenities including a choice of Primary and Secondary schools, a 7 day convenience store 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.



Modern two bedroom property

Within walking distance of town centre and railway station

Two double bedrooms

Downstairs cloakroom

Gas central heating
PVCu double glazing
Small courtyard garden
Driveway parking for two vehicles
No onward chain



The property comprises

Ground Floor

Entrance Hall

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

Open plan kitchen/living room

20' 3" x 12' 2" (6.16m x 3.71m)

With wood laminate flooring, two double panel radiators, a range of eye level and base units, worktops with upstands, one and a half bowl sink/drainers, integrated eye level electric oven, ceramic hob with extractor hood over, integrated fridge, freezer and washing machine, PVCu double glazed windows to the front and rear PVCu back door opening onto the courtyard.

Cloakroom

With wood laminate flooring, white suite comprising low level W.C and hand basin with vanity unit, heated towel rail and extractor fan.

First Floor

Landing

Bedroom 1 *12' 2" x 9' 10" (3.7m x 2.99m)*

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

Bedroom 2

10' 1" x 8' 11" (3.07m x 2.71m)

With double panel radiator and velux window to the rear.

Bathroom

With white suite comprising bath with mains shower over, W.C and hand basin with vanity unit, heated towel rail and velux window to the rear.

Externally

The properties are sold with a block paved driveway to the front providing off road parking for two vehicles and a small courtyard to the rear.

Tenure

The property is sold as Freehold.

Council tax

The property is currently in council tax band B.

Services

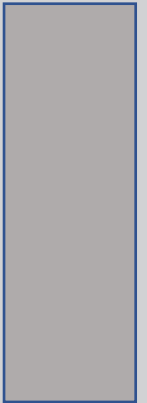
Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

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

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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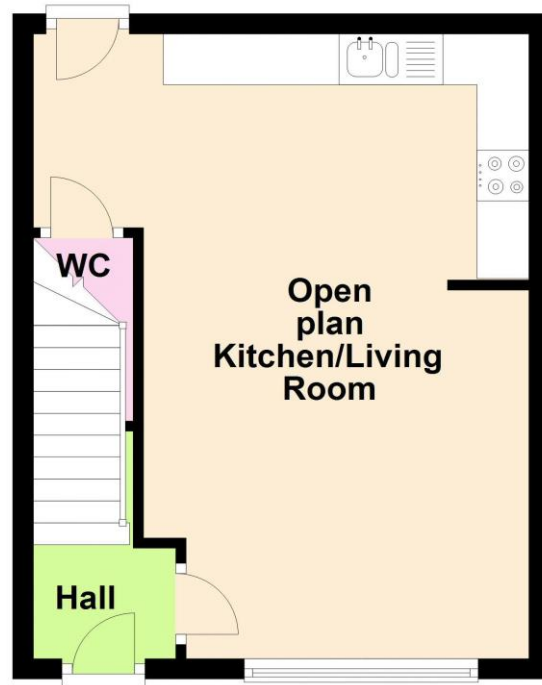
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Ground Floor

Approx. 30.6 sq. metres (329.2 sq. feet)

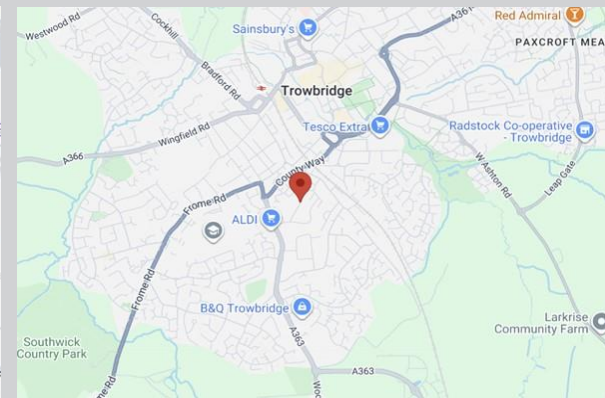
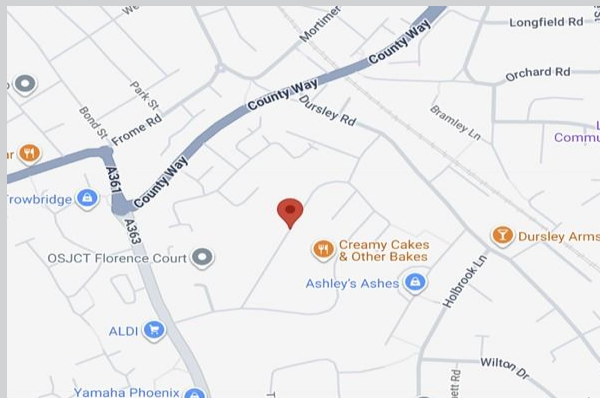
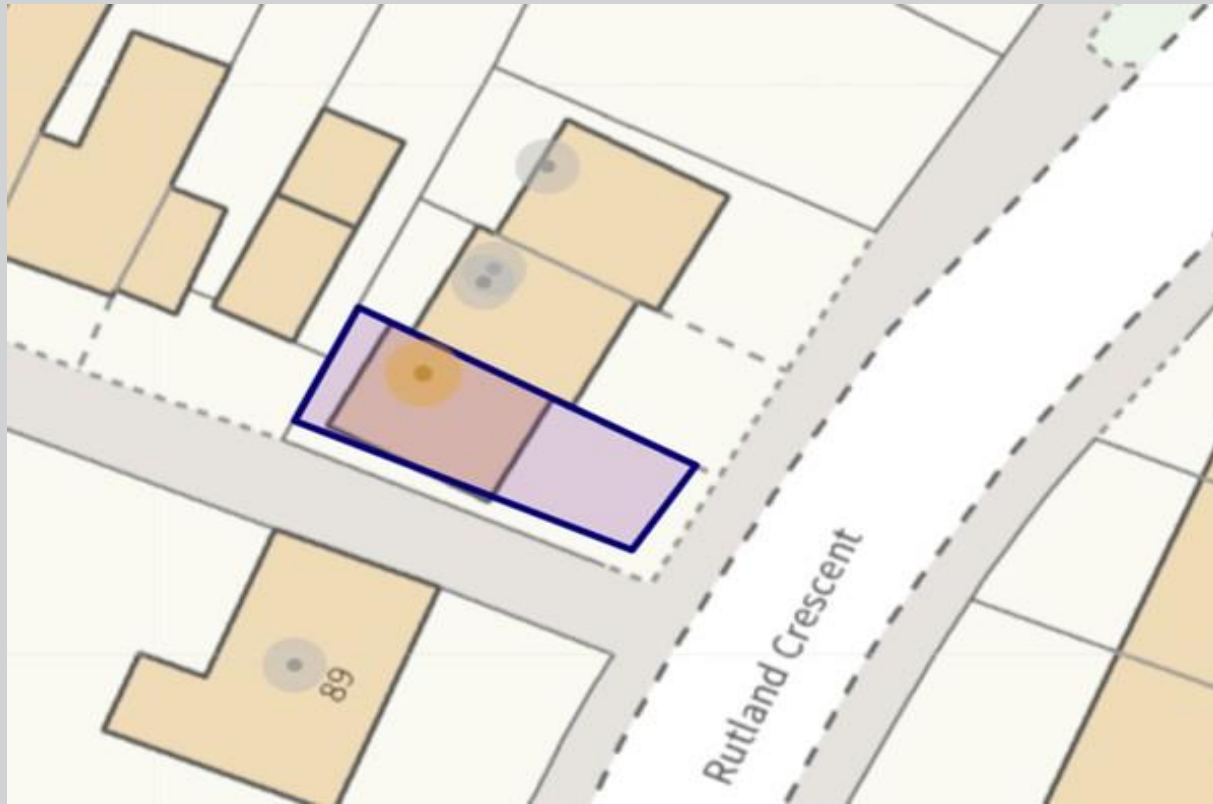


First Floor

Approx. 29.3 sq. metres (315.2 sq. feet)



Total area: approx. 59.9 sq. metres (644.4 sq. feet)





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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.