



Wrights
01225 755553

Gladstone Road, Trowbridge, Wiltshire, BA14 0AP

£220,000

This charming two bedroom period property is ideally located within easy reach of Trowbridge railway station and the town centre. Offering generous accommodation throughout, the home features two reception rooms, a stylish modern fitted kitchen, and two well-proportioned double bedrooms, complemented by a large first floor bathroom. Further benefits include gas central heating, PVCu double glazing, attractive open fireplaces, and a generous, private enclosed rear garden. The property is offered with no onward chain.

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.



**Spacious two bedroom
period property**

Two reception rooms

Modern kitchen

Two double bedrooms

**Large first floor
bathroom**

Gas central heating

Open fireplaces

**Generous enclosed rear
garden**

**Walking distance to
railway station and town
centre**

No onward chain



The property comprises

Ground Floor

Entrance Hall

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

Lounge 9' 11" x 10' 9" (3.03m x 3.27m)

With radiator, fireplace with tiled surround and PVCu double glazed window to the front.

Dining Room 10' 6" x 11' 6" (3.19m x 3.51m)

With wood laminate flooring, radiator, storage cupboard under the stairs and PVCu double glazed window to the rear.

Kitchen 8' 1" x 10' 0" (2.46m x 3.04m)

With wood laminate flooring, a range of eye level and base units, worktops with tiled splashbacks, integrated electric oven and gas hob with extractor hood over, space for fridge/freezer and washing machine, one and a half bowl sink/drainage unit, radiator, PVCu double glazed window to the side and PVCu door to the rear garden.

First Floor

Landing

With linen cupboard and loft hatch.

Bedroom 1 13' 4" x 10' 8" (4.07m x 3.26m)

With radiator, fireplace with tiled surround and PVCu double glazed window to the front.

Bedroom 2 7' 9" x 11' 6" (2.37m x 3.50m)

With radiator, feature fireplace and PVCu double glazed window to the rear.

Bathroom

With white suite comprising bath with shower attachment over, low level W.C and pedestal hand basin, airing cupboard housing gas boiler, radiator and obscured PVCu double glazed window to the side.

Externally

To the rear

The property boasts a large rear garden, offering a sunny south facing aspect. Fully enclosed and offering a good degree of privacy, the garden is mainly laid to lawn with a variety of mature plants and shrubs, vegetable beds, and pathways. It also includes a greenhouse, paved areas, a metal storage shed and access to an outhouse with W.C.

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 - 10000Mbps



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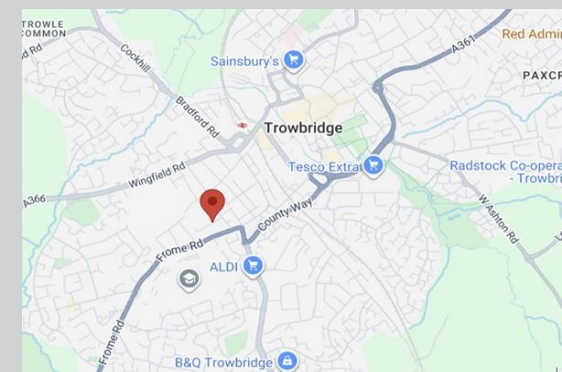
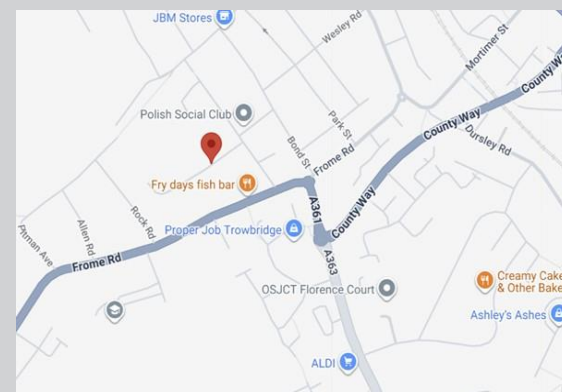


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Approx Gross Internal Area
75 sq m / 802 sq ft



Ground Floor
Approx 38 sq m / 408 sq ft

First Floor
Approx 37 sq m / 394 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

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.