



Wrights
01225 755553

Bradley Road, Trowbridge, Wiltshire, BA14 0QX

£205,000

This spacious two bedroom cottage is ideally located within easy reach of Trowbridge town centre and close to both primary and secondary schools. Features include two reception rooms, a modern fitted kitchen, and two well-proportioned double bedrooms.

Externally, there is a low-maintenance courtyard garden potential to create driveway parking (subject to planning).

Further features include exposed timber beams, gas central heating and PVCu double glazing.

Situation

The property is situated within walking distance of Trowbridge town centre and railway station. Local amenities nearby include a popular primary school, secondary schools and a further education college. Trowbridge town centre 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.



Spacious two bedroom cottage

Situated within easy reach of Trowbridge town centre and railway station

Two reception rooms

Two well proportioned double bedrooms

Gas central heating
PVCu double glazing
Exposed timber teams
Low maintenance courtyard garden
Potential driveway parking, subject to planning approval for a dropped curb



The property comprises

Ground Floor

Lounge 12' 8" x 11' 0" (3.85m x 3.35m)

With radiator, built in cupboard housing gas combination boiler fitted in 2024, exposed timber beam and PVCu double glazed window to the front.

Kitchen 14' 3" x 5' 4" (4.35m x 1.63m)

With base unit with worktop over, sink/drain unit, space for cooker, fridge/freezer and washing machine, stairs to the first floor with storage cupboard under and PVCu double glazed window to the rear.

Rear Hall

With shower enclosure housing electric shower and doors to the bathroom and garden room.

Bathroom

With suite comprising bath, pedestal hand basin and low level W.C, radiator and obscured PVCu double glazed window to the rear.

Garden Room 12' 4" x 8' 1" (3.75m x 2.47m)

With windows to the rear and door opening onto the garden.

First Floor

Landing

With PVCu double glazed window to the rear.

Bedroom 1 13' 5" x 8' 11" (4.10m x 2.73m)

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

Bedroom 2 14' 1" x 7' 4" (4.30m x 2.23m)

With radiator and PVCu double glazed window to the rear.

Externally

To the front

The front garden has been block paved to provide space for driveway parking, subject to planning for a dropped curve.

To the rear

The property offers a private and low maintenance enclosed courtyard garden.

Tenure

The property is sold as Freehold.

Council tax

The property is currently in council tax band A.

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 - 1800Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



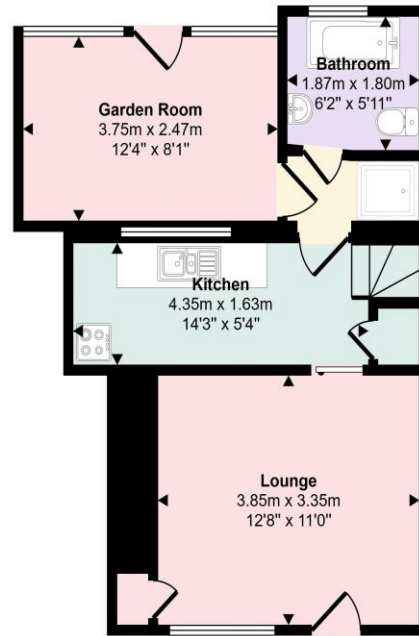
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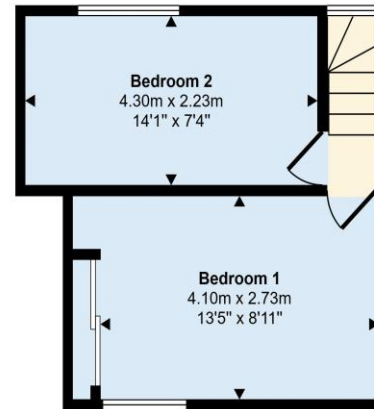
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Approx Gross Internal Area
65 sq m / 698 sq ft

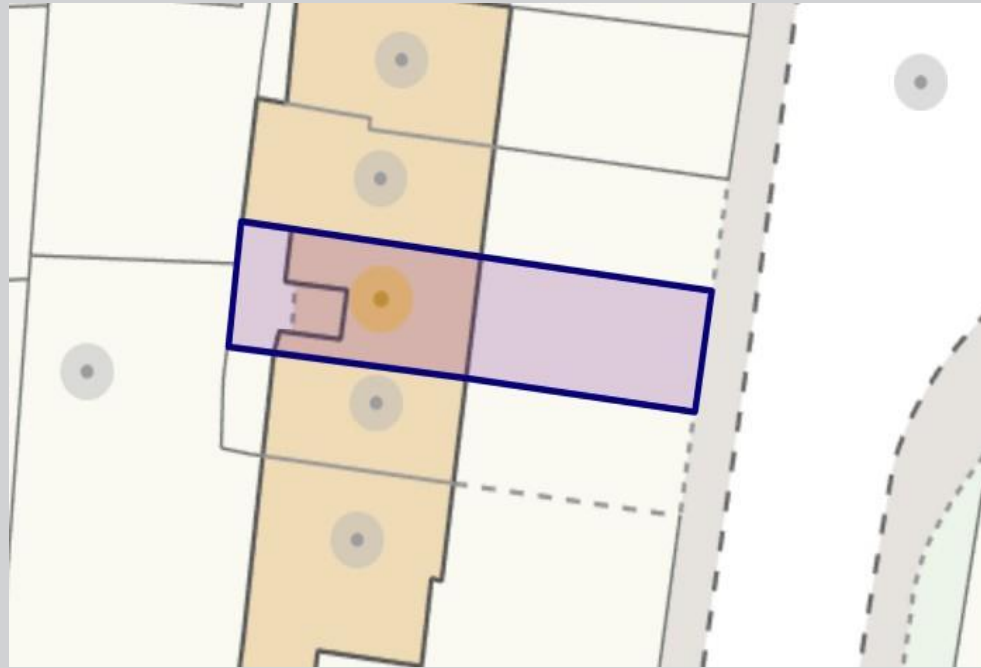


Ground Floor
Approx 40 sq m / 432 sq ft



First Floor
Approx 25 sq m / 266 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.