



**Wrights**  
01225 755553

Warburton Close, Trowbridge, Wiltshire, BA14 9HW

£210,000

This wellproportioned two bedroom semi detached property offers convenient access to a range of local schools, amenities, Trowbridge town centre, and the railway station.

Features include a spacious kitchen/diner, modern electric heating, a low maintenance enclosed rear garden and allocated parking for two vehicles.

### Situation

The property is conveniently situated close to many local amenities including a choice of Primary and Secondary schools, convenience stores and a popular Public House. Trowbridge railway station is within walking distance and 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.



**Well proportioned two bedroom property**

**Kitchen/Diner**

**Two well proportioned bedroom**

**Modern first floor bathroom**

**Electric heating**

**PVCu double glazing**

**Low maintenance rear garden**

**Allocated parking for two vehicles**



## The property comprises

### Ground Floor

#### Lounge 12' 10" x 12' 9" (3.91m x 3.88m)

With wood laminate flooring, wall mounted electric heater, stairs to the first floor with storage cupboard under, and PVCu double glazed window to the front.

#### Kitchen/Diner 12' 8" x 9' 5" (3.87m x 2.87m)

With wood laminate flooring, a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and ceramic hob, inset sink/drain unit, space for fridge/freezer, dishwasher and washing machine, wall mounted electric heater, extractor fan, PVCu double glazed window to the rear and PVCu door opening onto the rear garden.

### First Floor

#### Landing

With loft hatch.

#### Bedroom 1 9' 7" x 12' 8" (2.92m x 3.87m)

With airing cupboard housing hot water cylinder, wall mounted electric heater and PVCu double glazed window to the front.

#### Bedroom 2 6' 2" x 9' 8" (1.89m x 2.95m)

With wall mounted electric heater and PVCu double glazed window to the rear.

### Bathroom

With white suite comprising bath with mains shower over, low level W.C and pedestal hand basin, heated towel rail and obscured PVCu double glazed window to the rear.

### Garden

The fully enclosed rear garden is mainly laid to artificial lawn, with a small patio area and a gate providing side access.

### Off road parking

Off road parking for two vehicles to the side of the property.

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

### Mobile phone coverage

Outdoor coverage is likely - source Ofcom.





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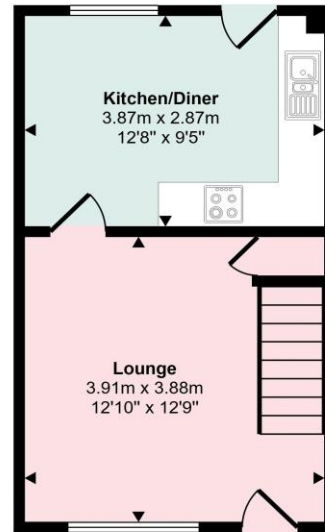


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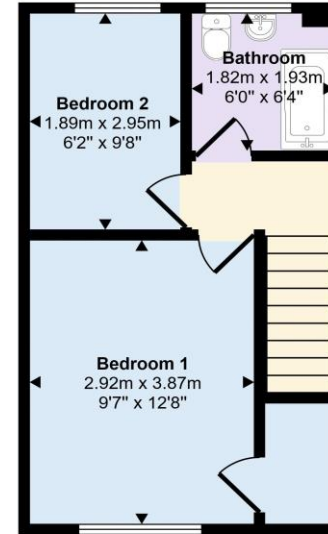
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Approx Gross Internal Area  
54 sq m / 584 sq ft

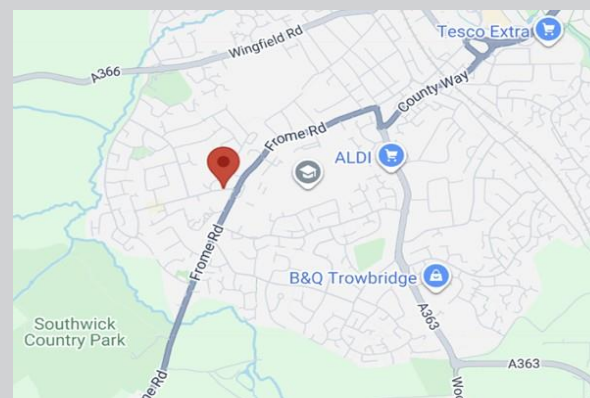
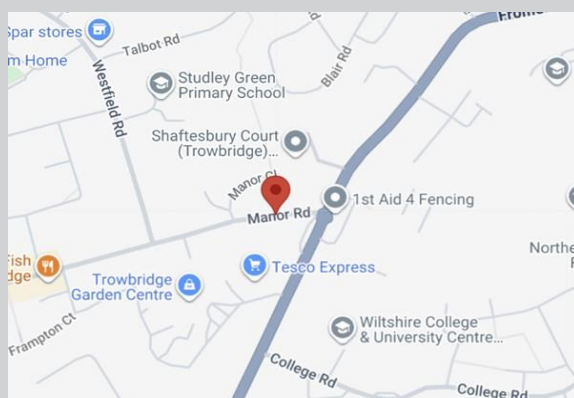
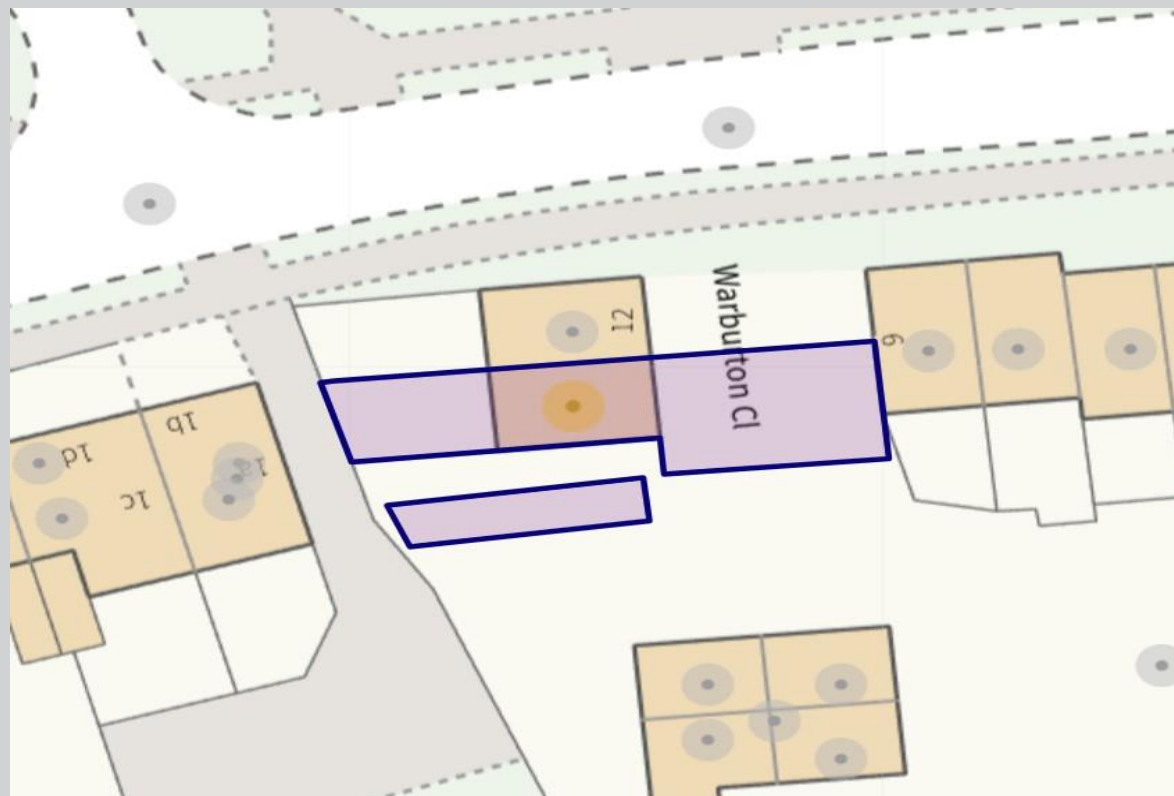


Ground Floor  
Approx 27 sq m / 289 sq ft



First Floor  
Approx 27 sq m / 295 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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