



**Wrights**  
01225 755553

Centenary Court, Trowbridge, Wiltshire, BA14 0QG

£225,000

This well presented and spacious two bedroom property is conveniently situated within easy reach of Trowbridge town centre, railway station and a selection of primary and secondary schools.

Features include gas central heating, PVCu double glazing, a recently update kitchen, downstairs cloakroom, two double bedrooms, an enclosed rear garden and allocated parking for two vehicles.

Sold with the benefit of no onward chain.

### Situation

The property is situated within walking distance of Trowbridge town centre and railway station, with many local amenities nearby including 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.



**Two bedroom house**  
**Within easy reach of town centre and railway station**  
**Gas central heating**  
**PVCu double glazing**  
**Modern kitchen**

**Downstairs cloakroom**  
**Two double bedrooms**  
**Enclosed rear garden**  
**Two allocated parking spaces**  
**No onward chain**



## The property comprises

### Ground Floor

#### Entrance Hall

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

#### Cloakroom

With white suite comprising close coupled W.C and hand basin, radiator and extractor fan.

#### Kitchen 12' 3" x 7' 3" (3.74m x 2.22m)

With wood laminate flooring, a range of eye level and base units, worktops with tiled splash backs, ceramic sink/drain unit, integrated electric oven and gas hob with extractor hood over, space for fridge/freezer and washing machine, cupboard housing gas boiler and PVCu double glazed window to the front.

#### Lounge/Diner 15' 5" x 14' 1" (4.70m x 4.28m) max

With wood laminate flooring, two radiators, PVCu double glazed window to the rear and PVCu back door to the garden.

### First Floor

#### Landing

With linen cupboard and loft hatch.

#### Bedroom 1 11' 4" x 10' 4" (3.45m x 3.14m) plus recess

With radiator, recess with fixed hanging rails and two PVCu double glazed windows to the front.

#### Bedroom 2 14' 4" x 8' 11" (4.36m x 2.71m)

With radiator, built in storage and hanging rails and two PVCu double glazed windows to the rear.

#### Bathroom

With white suite comprising bath with shower attachment, close coupled W.C and pedestal hand basin, radiator and extractor fan.

#### Externally

Enclosed rear garden laid to patio and lawn with wooden storage shed and a gate providing access to the rear. Two allocated parking spaces to the rear of the property.

#### 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 available (source - Ofcom) Predicted maximum download speed - 10000Mbps

#### Mobile phone coverage

Outdoor coverage is likely - source Ofcom.





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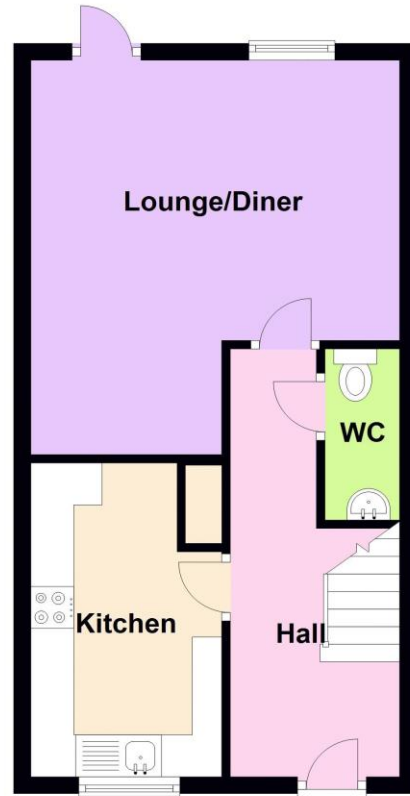
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### Ground Floor

Approx. 37.0 sq. metres (397.8 sq. feet)



### First Floor

Approx. 36.2 sq. metres (389.2 sq. feet)



Total area: approx. 73.1 sq. metres (786.9 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.