



Wrights
01225 755553

Summerdown Walk, Trowbridge, Wiltshire, BA14 0LJ

£275,000

Situation

The property is situated within the popular Silver Street Lane area on the outskirts of Trowbridge. Local amenities include Primary and Secondary schools and a one stop convenience store.

The property also offers access to open countryside and Southwick Country Park is just under a mile away offering free access to over 100 acres of countryside walks and a small animal park. The town centre of Trowbridge is within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema and 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 13 miles away, famed for its shopping, period buildings and many places of cultural interest.



Three bedroom semi detached property

Spacious corner plot with potential for development (subject to planning consent)

Kitchen/Diner

Downstairs W.C

Spacious lounge

Gas central heating
PVCu double glazing
Large enclosed rear garden
Garage
Off road parking



This well-presented three bedroom semi-detached home is located in the highly regarded Silver Street Lane area, close to local amenities and schools. Occupying a generous corner plot, the property offers excellent potential for extension or development (subject to the relevant planning consents).

The ground floor comprises a spacious lounge, a kitchen/diner and a convenient downstairs cloakroom. Upstairs, there are three well-proportioned bedrooms alongside the family bathroom. Additional features include gas central heating, PVCu double glazing, a large enclosed rear garden, garage and driveway parking.

The property comprises

Ground Floor

Entrance Hall

With PVCu front door, wood laminate flooring, radiator and storage cupboard under the stairs.

Cloakroom

With white suite comprising close coupled W.C and pedestal hand basin, wall mounted gas boiler and obscured PVCu double glazed window to the rear.

Kitchen/Diner

10' 10" x 12' 5" (3.30m x 3.79m)

With wood laminate flooring, a range of eye level and base units, worktops with splash backs, inset sink/drainage unit, pantry, space for cooker with extractor hood over, space for fridge/freezer, washing machine and tumble drier, radiator and PVCu double glazed windows to the rear.

Lounge

17' 6" x 11' 6" (5.34m x 3.50m)

With two radiators, stairs to the first floor and PVCu double glazed window to the front.

First Floor

Landing

With airing cupboard housing hot water cylinder and PVCu double glazed window to the side.

Bedroom 1

10' 7" x 13' 0" (3.23m x 3.97m) max

With radiator and PVCu double glazed window to the rear.

Bedroom 2

9' 4" x 11' 7" (2.84m x 3.53m)

With radiator and PVCu double glazed window to the front.

Bedroom 3

7' 10" x 8' 10" (2.39m x 2.69m)

With radiator and PVCu double glazed window to the front.

Bathroom

With white suite comprising bath with electric shower over, closed coupled W.C and pedestal hand basin, fully tiled walls, heated towel rail and obscured PVCu double glazed window to the rear.

Externally

To the front and side

The spacious front garden is laid to lawn, with a path leading to the front door and a gate providing access to the rear garden.

To the rear

The property enjoys a generous enclosed rear garden, mainly laid to lawn with a spacious paved seating area, ideal for outdoor dining and entertaining. A pathway runs through the garden, offering easy access to a gated rear entrance leading to the garage and parking space.

Garage and parking

Single garage within a block, with up and over door. Allocated parking for one car in front.

Council tax

The property is currently in council tax band C.

Tenure

The property is sold as freehold.

Energy performance

The current EPC rating is C (69) with a potential of B (86)

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 - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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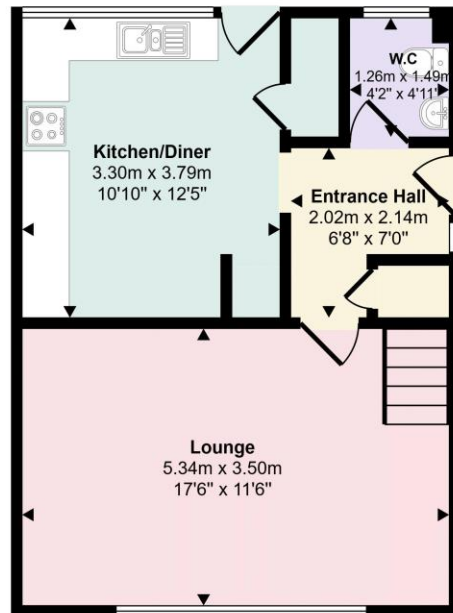


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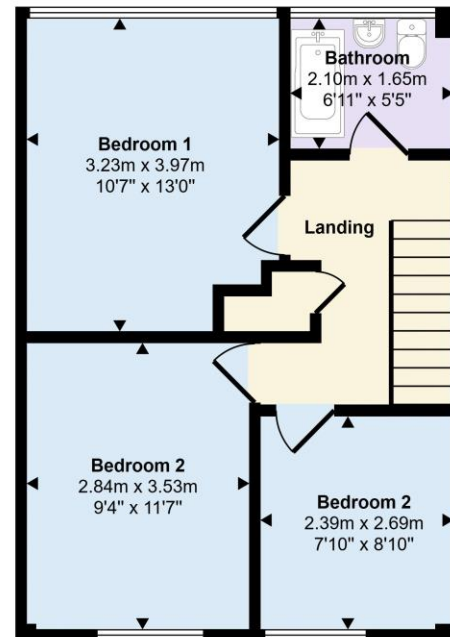
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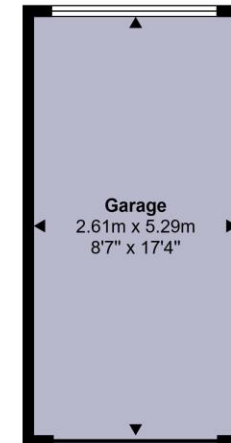
Approx Gross Internal Area
96 sq m / 1031 sq ft



Ground Floor
Approx 40 sq m / 432 sq ft

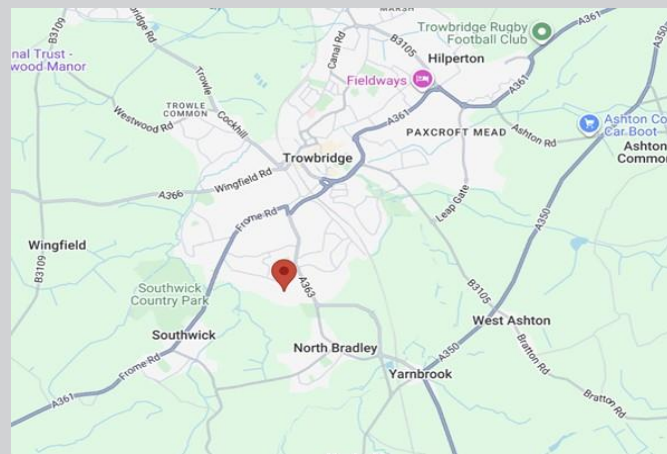
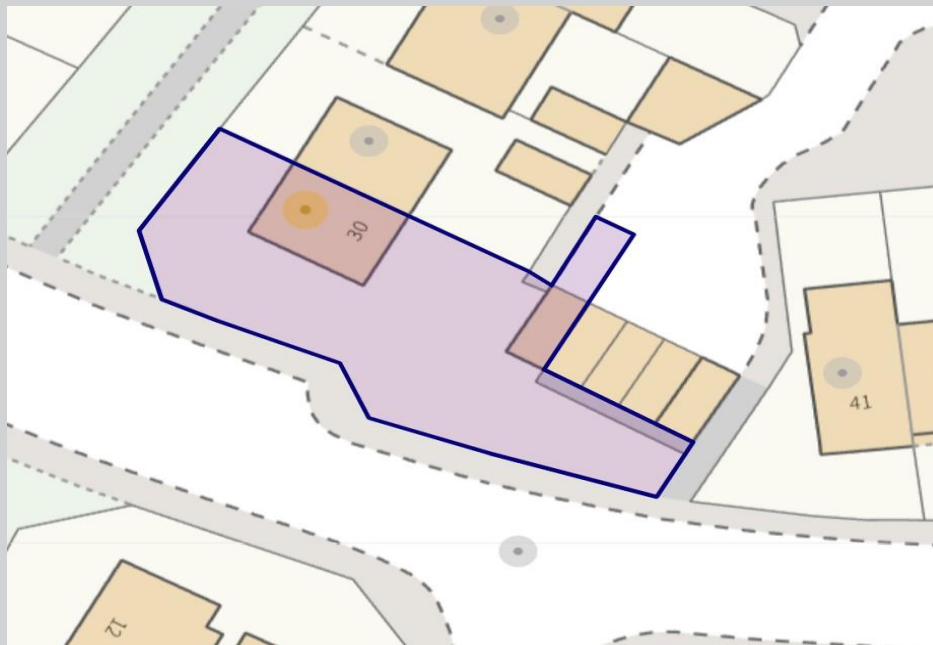


First Floor
Approx 42 sq m / 450 sq ft



Garage
Approx 14 sq m / 148 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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