



**Wrights**  
01225 755553

16 Almond Grove, Trowbridge, Wiltshire, BA14 0HZ

£279,950

## Situation

The property is situated close to many local amenities including a choice of Primary and Secondary schools, Trowbridge College and a convenience store. 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 presented three bedroom family home**

**Conveniently located close to a popular primary school**

**Easy access to secondary schools and Trowbridge College**

**Generous front and rear gardens**

**Open outlook over a green to the front**

**Solar panels with battery storage improving energy efficiency**

**Recently replaced roof and upgraded insulation throughout**

**Multi-fuel burner providing an attractive focal point**

**Full-fibre broadband and modernised electrical installation**

**Sold with no onward chain**



**Wrights**  
Residential

This well presented three bedroom family home is conveniently located close to a popular primary school and offers easy access to local secondary schools and Trowbridge College, making it an ideal choice for families.

The property has been extensively improved by the current owners, with a strong emphasis on energy efficiency and long-term comfort. Notable features include solar panels with battery storage, a mechanical heat recovery ventilation system designed to enhance indoor air quality, upgraded insulation throughout and a recently replaced roof.

Additional benefits include a high-efficiency gas central heating boiler, wood flooring with underfloor insulation and a multi-fuel burner providing an attractive focal point to the living space. The property further benefits from generous front and rear gardens and enjoys an open outlook over a green to the front. Additional features include full-fibre broadband, modernised electrics and smart meters, offering a well-equipped and energy-conscious home suited to modern living.

#### **The property comprises**

##### **Ground Floor**

##### **Entrance Hall**

With PVCu front door, radiator, built in storage cupboard housing gas combination boiler and stairs leading to the first floor.

##### **Lounge 12' 4" x 18' 0" (3.76m x 5.49m)**

With wood flooring, radiator, multi fuel burning stove and PVCu double glazed windows to the front and rear.

##### **Kitchen/Diner 9' 6" x 14' 0" (2.89m x 4.27m)**

With wood laminate flooring, a range of eye level and base units, worktops with tiled splashback, inset sink and drainer unit, integrated electric oven and ceramic hob with extractor hood over, space for fridge/freezer, dishwasher and washing machine, radiator, storage cupboard under the stairs and PVCu double glazed window to the rear.

#### **First Floor**

##### **Landing**

With access to loft space and PVCu double glazed window to the rear.

##### **Bedroom 1 12' 4" x 9' 11" (3.77m x 3.03m)**

With wood laminate flooring, radiator, built in storage cupboard and PVCu double glazed window to the front.

##### **Bedroom 2 9' 10" x 11' 11" (2.99m x 3.63m)**

With wood laminate flooring, radiator, two large built in storage cupboards and PVCu double glazed window to the front.

##### **Bedroom 3 9' 4" x 7' 5" (2.84m x 2.27m)**

With radiator and PVCu double glazed window to the rear.

**Bathroom**

With wood laminate flooring, white suite comprising bath with shower over, hand basin with vanity unit, heated towel rail and obscured PVCu double glazed window to side.

**W.C**

With fully tiled flooring and walls, W.C, heated towel rail and obscured PVCu double glazed window to the rear.

**Externally****To the front**

The generous front garden is mainly laid to gravel, with a path leading to the front door.

**To the rear**

The property benefits from an enclosed rear garden, laid mainly to lawn with a paved patio area providing space for outdoor seating. A pathway leads through the garden to a rear access gate. The garden also features raised planted borders, an additional patio area and a spacious summerhouse positioned to the rear. The garden is enclosed by fencing, with a neighbouring property benefiting from a right of access across the garden for use of the rear gate.

**Council tax**

The property is currently in band B.

**Tenure**

The property is sold as Freehold.

**Services**

Mains gas, electricity, water and drainage are connected. The property is heated by a modern condensing gas combi boiler (24–30 kW range) to radiators. Please note that the Agent has not tested any appliances.

**Energy Performance**

The current EPC rating is B (89).

**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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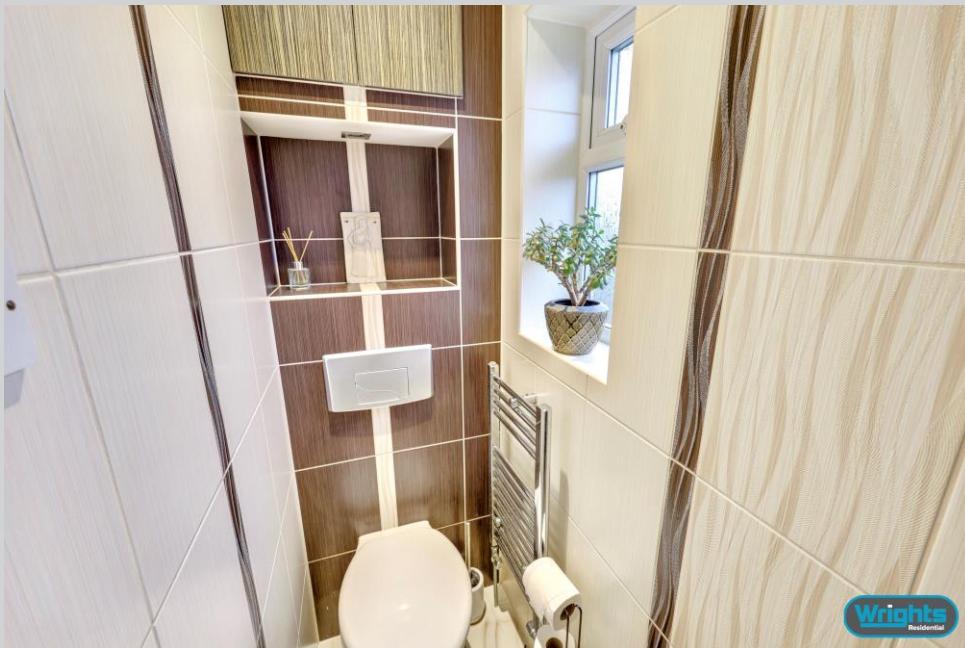


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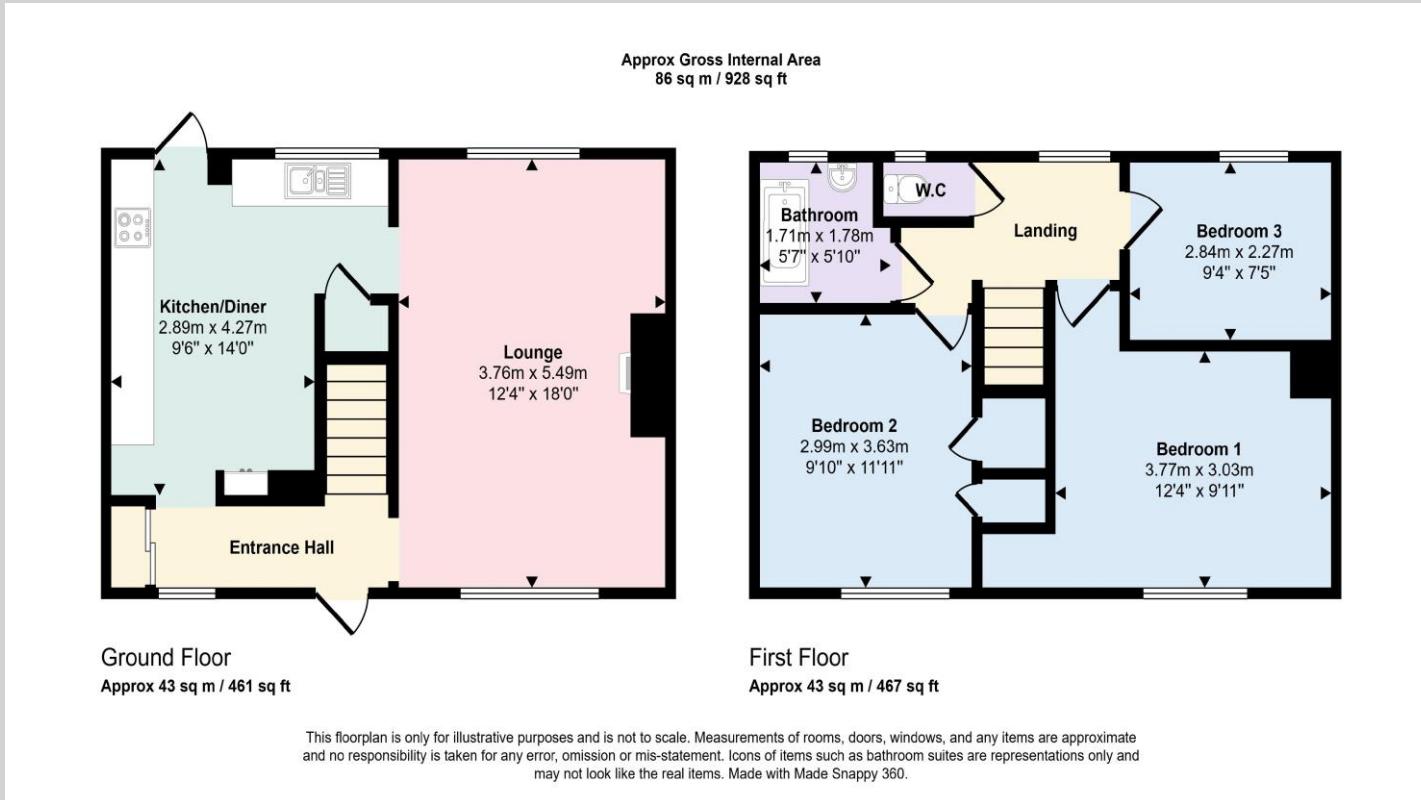
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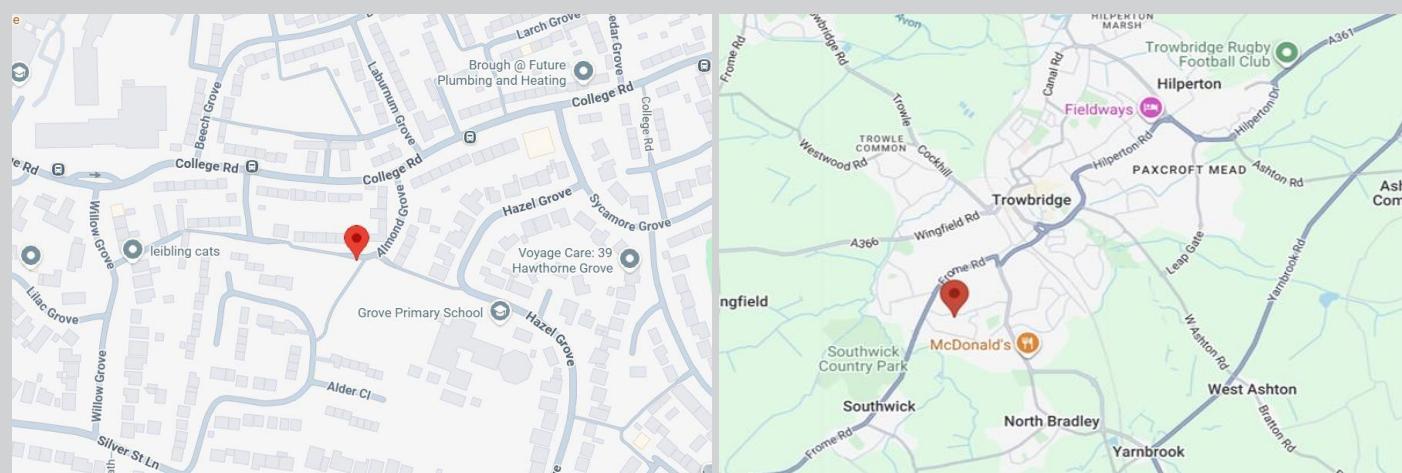
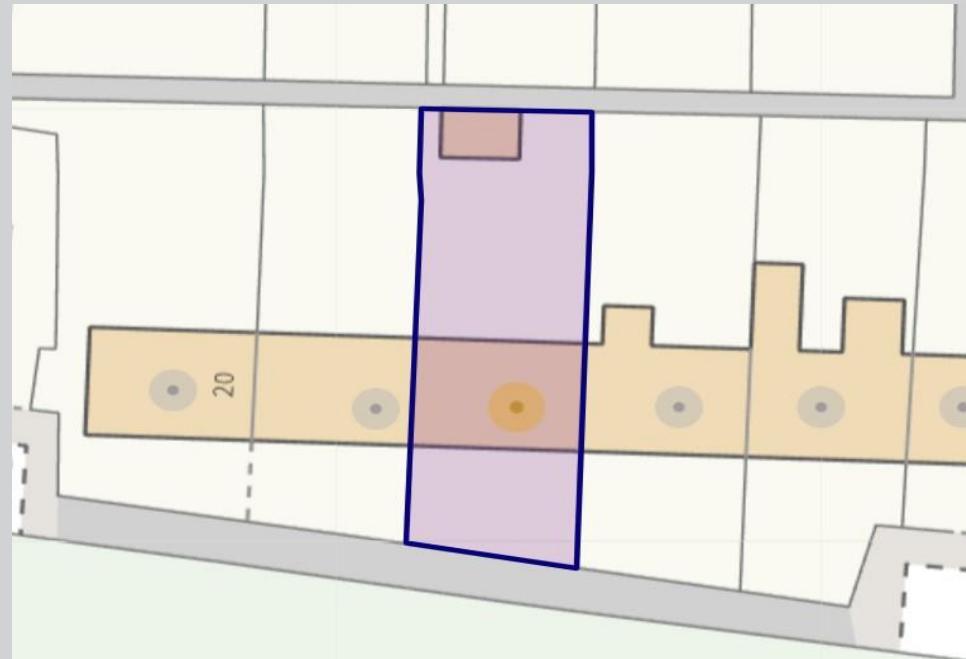


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intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only

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

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 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

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:

#### Disclaimer

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The logo for Wright Residential. The word "Wright" is written in a bold, blue, sans-serif font. The "W" is capitalized and the "r" is lowercase. The "t" is capitalized and the "h" is lowercase. The "g" is capitalized and the "h" is lowercase. The "i" is lowercase and the "g" is lowercase. The "h" is lowercase and the "t" is lowercase. The "s" is lowercase and the "t" is lowercase.