



Wrights
01225 755553

Beech Grove, Trowbridge, Wiltshire, BA14 0HG

£229,000

This spacious three bedroom terraced property is conveniently located close to many local amenities, primary and secondary schools and Trowbridge college. Features include a spacious lounge, kitchen/diner, conservatory, three well proportioned bedrooms, gas central heating, PVCu double glazing and a generous enclosed rear garden.

Sold with the benefit of no onward chain.

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.



Spacious three bedroom property

Situated close to schools and amenities

Spacious lounge

Kitchen/diner

Conservatory

Three well proportioned bedrooms

Gas central heating

PVCu double glazing

Generous enclosed rear garden

No onward chain



The property comprises

Ground Floor

Entrance Hall

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

Kitchen/Diner 9' 8" x 13' 11" (2.94m x 4.25m) max

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and gas hob with extractor hood over, one and a half bowl sink/drain unit, space for fridge/freezer, washing machine and dishwasher, radiator, storage cupboard under the stairs, PVCu double glazed window to the rear and PVCu back door opening onto the rear garden.

Lounge 12' 6" x 17' 11" (3.80m x 5.47m)

With radiator, fireplace with wooden surround, PVCu double glazed window to the front and PVCu french doors to the Conservatory.

Conservatory 9' 1" x 8' 6" (2.78m x 2.60m)

Of PVCu construction with French doors opening onto the garden.

First Floor

Landing

With loft hatch and PVCu double glazed window to the rear.

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

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

Bedroom 2 9' 7" x 11' 9" (2.91m x 3.57m)

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

Bedroom 3 8' 10" x 7' 4" (2.70m x 2.24m)

With radiator and PVCu double glazed window to the rear.

Bathroom

With white suite comprising bath with electric shower over and pedestal hand basin, radiator and obscured PVCu double glazed window to the rear.

W.C

With low level W.C and obscured PVCu double glazed window to the front.

Externally

To the rear

The property benefits from a fully enclosed rear garden, mainly laid to lawn with a paved patio area adjoining the house. The garden also includes a pathway, planted borders, and two timber storage sheds.

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.



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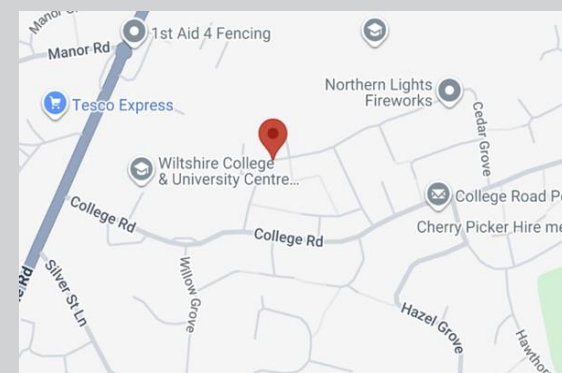
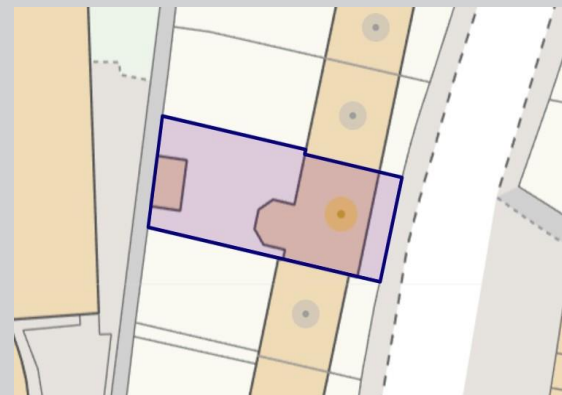
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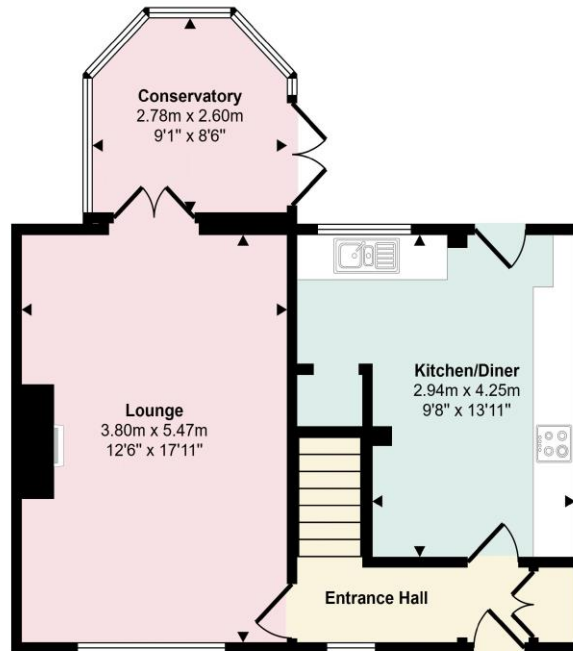
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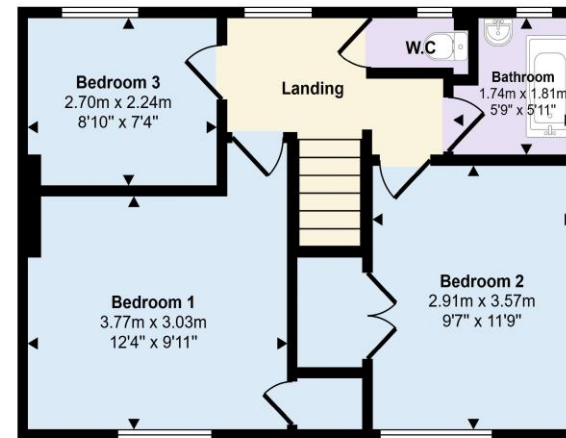
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Approx Gross Internal Area
94 sq m / 1011 sq ft



Ground Floor
Approx 50 sq m / 543 sq ft



First Floor
Approx 43 sq m / 468 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.