

**TOWN & COUNTRY**  
ESTATES



**Bridge Avenue, Broadmead, Trowbridge, Wiltshire BA14**

**Offers In The Region Of £270,000**

## LOCATION

Located on the sought after Broadmead development, on the Bath side of Trowbridge, this home is conveniently situated within walking distance of local amenities (Tesco Express, chip shop and Pharmacy), the well regarded Walwayne Court Primary School, secondary Schools, bus routes and train station - providing direct links to Bath, Bristol and beyond.

Trowbridge itself offers busy town centre shopping and a modern cinema complex with restaurants.

## DESCRIPTION

**NO ONWARD CHAIN** - Set within a quiet cul-de-sac on the sought after Broadmead development, this much loved, three bedroom semi-detached home approaches the market for the first time since the early 1990's. The design of this house offers a cloakroom toilet on the ground floor, which is a real benefit. The full accommodation offers an entrance hall, kitchen, lounge/dining room, conservatory, cloakroom toilet, three good size bedrooms and a refitted shower room.

Further benefits include gas central heating from a modern Vaillant boiler (fitted by British Gas in 2022), Upvc double glazing, garden, garage and driveway.

## ENTRANCE HALL

You enter the property through a Upvc double glazed entrance door with an obscure glazed window.

There is wood effect flooring, a radiator, stairs to the first floor, a doorway to the kitchen and doors to the lounge/diner, cloakroom and useful under stairs storage cupboard.

## KITCHEN

9'2" x 7'2"

The kitchen has a Upvc double glazed window to the rear, a range of matching base and wall units with rolled top worksurfaces, inset sink with chrome mixer tap, tiled splash backs, a built in oven, inset gas hob with extractor fan and light over, washing machine (included in the sale), under counter fridge freezer (included in the sale), radiator, wood effect flooring and a Upvc obscure glazed door to the side garden. Concealed in a cupboard is a wall mounted Vaillant boiler.

## LOUNGE/DINING ROOM

19'0" x 9'2"

There is a Upvc double glazed window to the front, two radiators, TV point, thermostat heating controls and a Upvc double glazed sliding door to the conservatory.

## CONSERVATORY

8'6" x 11'1"

Welcome additional reception space, the conservatory has dwarf walls and Upvc double glazed window with fitted blinds to two aspects. Upvc double glazed French doors open to the rear garden.



## CLOAKROOM

With a Upvc double glazed obscure window to the side, close couple WC, corner basin, radiator and wood effect flooring.

## FIRST FLOOR LANDING

A large Upvc double glazed window to the side flood the area with lot's of natural light. The landing has doors to all three bedrooms, the shower room and airing cupboard. There is also access to the boarded loft, with ladder, power and light.

## BEDROOM ONE

9'6" x 8'6"

There is a Upvc double glazed window to the rear, built in wardrobe and radiator.

## BEDROOM TWO

9'10" x 7'6"

Bedroom two has a Upvc double glazed window to the rear and radiator.

## BEDROOM THREE

8'6" x 6'6"

There is a Upvc double glazed window to the front, built in wardrobe and radiator.

## SHOWER ROOM

The modern shower room has a Upvc double glazed obscure window to the front, a walk-in shower cubicle with wall mounted Triton electric shower, close couple WC, vanity unit with storage and inset basin, radiator and tiled splash backs.

## EXTERIOR

### FRONT

A path runs through a large lawn, with planted border and mature tree, leading to the front door and gated access to the rear garden.

### REAR GARDEN

The low maintenance rear garden is largely laid to decorate stone chippings, with a paved patio for table and chairs, an outside tap, outside light and a paved area to the side of the house with gated access to the front, ideal for bin storage.

### GARAGE

Located to the right hand side of the property, next to the connecting homes garage, the garage has an up and over door, with drive to the front.

## ADDITIONAL INFORMATION

Council Tax Band - C







GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.

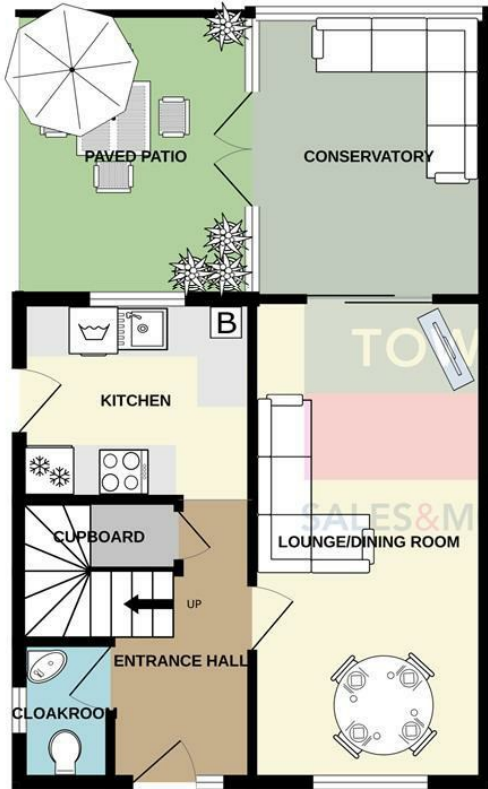


TOTAL FLOOR AREA : 801 sq.ft. (74.4 sq.m.) approx.

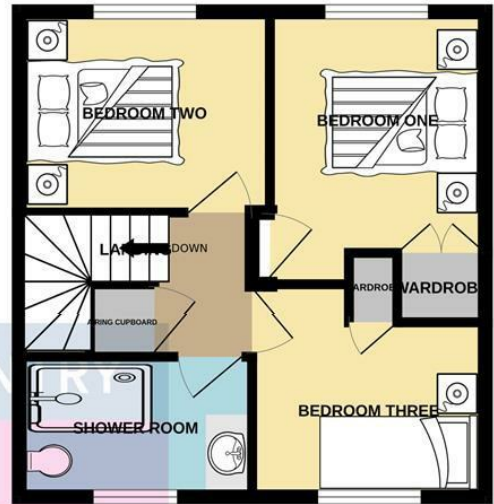
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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