

**TOWN & COUNTRY**  
ESTATES



**Lambrok Close, Trowbridge, Wiltshire BA14 9HH**

**£200,000**

## LOCATION

Situated at the end of a row of well-kept terraced houses, this three-bedroom property offers a view of a well maintained communal green area. It sits close to a range of amenities, bus routes and ideally positioned for easy access to the A350 and A361. Trowbridge itself offers busy town centre shopping, a cinema complex with restaurants and train station, with direct links to Bath, Bristol and beyond.

## DESCRIPTION

NO ONWARD CHAIN - Occupying a large corner plot, this three bedroom end of terrace home is in need of modernisation but offers a wealth of potential. The internal accommodation comprises of an entrance hall, lounge, kitchen/dining room, three bedrooms and a bathroom. Further benefits include Upvc double glazing and sizeable wrap around gardens.

## ENTRANCE HALL

You enter the property through a Upvc double glazed entrance door. There are stairs to the first floor and a door to the living room.

## LIVING ROOM

The living room has a Upvc double glazed window the front, inset electric fire, TV point, telephone point, a door to the kitchen and wooden double doors leading to the garden.

## KITCHEN

There is a Upvc double glazed window to the rear, a range of matching base and wall units with inset sink and taps, electric oven and hob, tiled splash backs, space for fridge freezer, plumbing for washing machine, an opening to the dining room and a Upvc obscure double glazed door to the side.

## DINING ROOM

The dining room has a Upvc double glazed window to the front.

## FIRST FLOOR LANDING

Upvc double glazed window to the rear, access to the loft and doors to the bathroom and all three bedrooms.

## BEDROOM ONE

Upvc double glazed window to the front.

## BEDROOM TWO

Upvc double glazed window to the front.

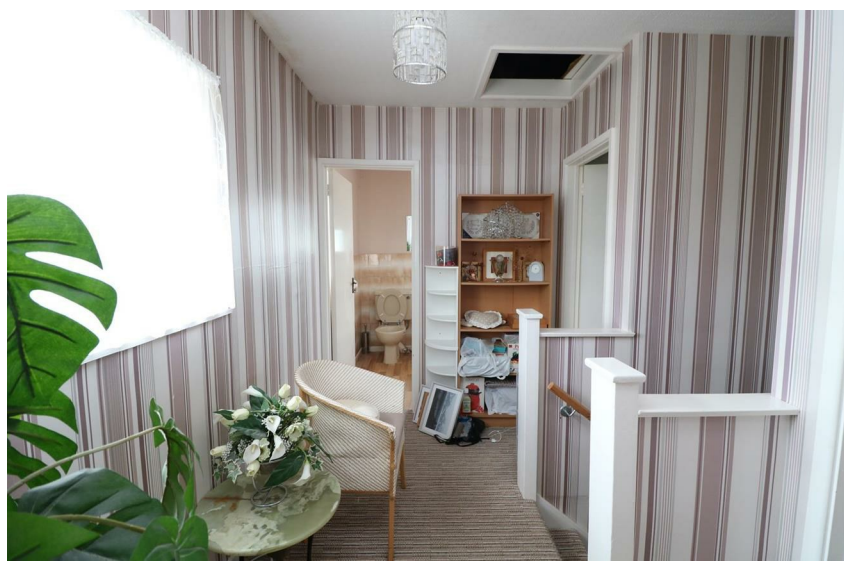
## BEDROOM THREE

Upvc double glazed window to the rear.

## FAMILY BATHROOM

Upvc obscure double glazed window to the rear, close couple WC, inset sink with taps, paneled bath with electric shower over and mirrored vanity unit.

## EXTERIOR



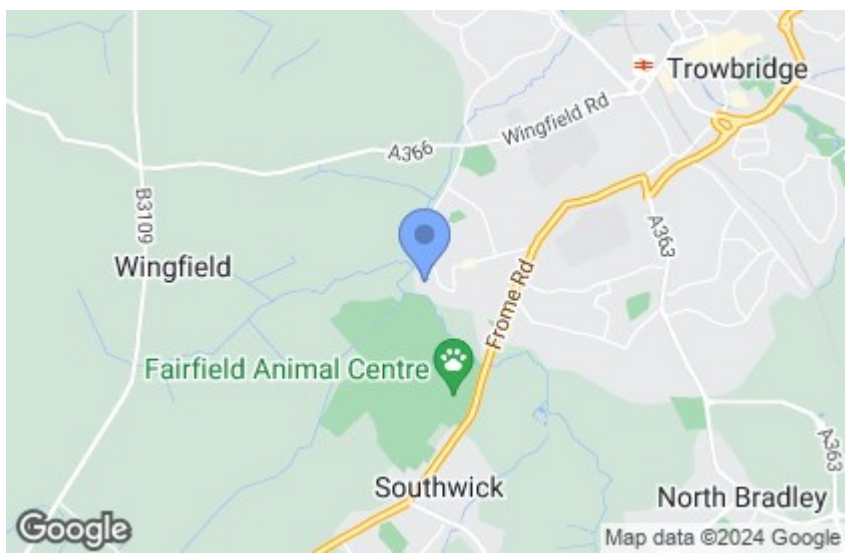
## GARDEN

The property benefits from large wrap around gardens, mainly laid to lawn with an outdoor tap and pathway leading from the front of the property.

## ADDITIONAL INFORMATION

Council Tax Band - B

EPC - To Follow







GROUND FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 sq.m.) approx.

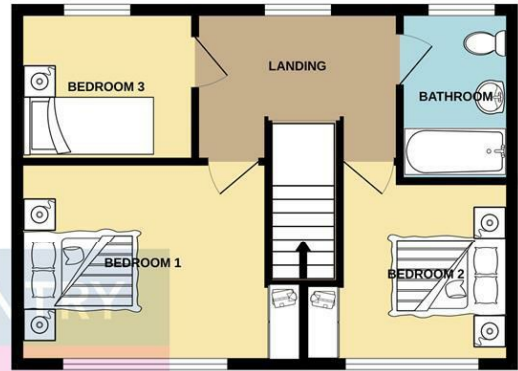
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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