

**TOWN & COUNTRY**  
ESTATES



**Ashton Street, Trowbridge, Wiltshire BA14 7ER**

**Guide Price £220,000**



## LOCATION

Set on the edge of Trowbridge town centre, providing easy access to the park, shopping facilities, train station, health and education facilities. Trowbridge itself offers busy town centre shopping centres, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

**NO ONWARD CHAIN** - this recently modernised property approaches the market in superb order, the three-bedroom semi-detached home boasts an ideal location within a small cul-de-sac, situated on the edge of Trowbridge's town centre. You enter the property through a large wooden door into an entrance hall, there is a cloakroom toilet and access to the spacious lounge/diner with stairs to the first floor. To the rear of the property is the kitchen and a door to the courtyard garden. As you reach the first floor, you have access to all three bedrooms and the bathroom. Further benefits include gas central heating and two allocated parking spaces.

## ENTRANCE HALL

A wooden front door leads into an entrance hall, which provides entry to both the cloakroom and lounge/diner.

## CLOAKROOM

The cloakroom offers a close-coupled WC, a pedestal basin and ample space for hanging coats.

## LOUNGE/DINER

Upon entering the generous lounge/diner from the entrance hall, you will notice a UPVC double glazed window to the front, a radiator, brand new flooring, as well as provisions for television and telephone connectivity. There is a door to the kitchen and a newly carpeted staircase leading to the first floor.

## KITCHEN

The brand new kitchen has a range of wall and base units, complemented by extra countertop space along one side of the room. There is an integrated oven paired with gas hob and extractor over, an inset sink complete with a chrome mixer tap, space for a fridge freezer, space for a tumble dryer and plumbing for a washing machine. Access to the rear courtyard is facilitated through a brand new UPVC double glazed door.

## LANDING

The landing on the first floor offers access to all three bedrooms, the bathroom and the loft can be accessed via a brand new loft hatch.

## BEDROOM ONE

The primary bedroom features two UPVC double glazed windows to the front, a radiator, brand new carpets and good size wardrobe space.

## BEDROOM TWO

The second bedroom has a UPVC double glazed window to the rear, a radiator, brand new carpets and sufficient room for a wardrobe.



### BEDROOM THREE

The third bedroom boasts a UPVC double glazed window to the rear brand new carpet and a radiator.

### EXTERIOR

#### FRONT

At the front of the property there is a small pebbled front garden with a step up to the front door, This is surrounded by a small wall and metal railings.

#### REAR COURTYARD

The rear enclosed courtyard garden features a combination of newly painted decking and patio areas, offering suitable room for outdoor seating. There is also an attractive wooden storage unit in the rear courtyard which is surrounded by a recently installed quality and reinforced board-on-board fence

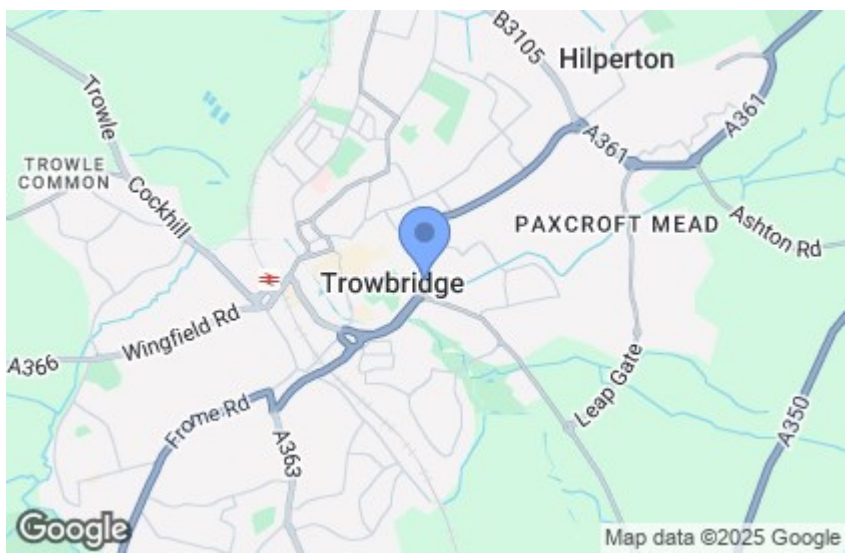
#### PARKING

The property enjoys the advantage of having two allocated off-road parking spaces situated directly behind the home.

### ADDITIONAL INFORMATION

Council Tax band - C

EPC - To follow













GROUND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



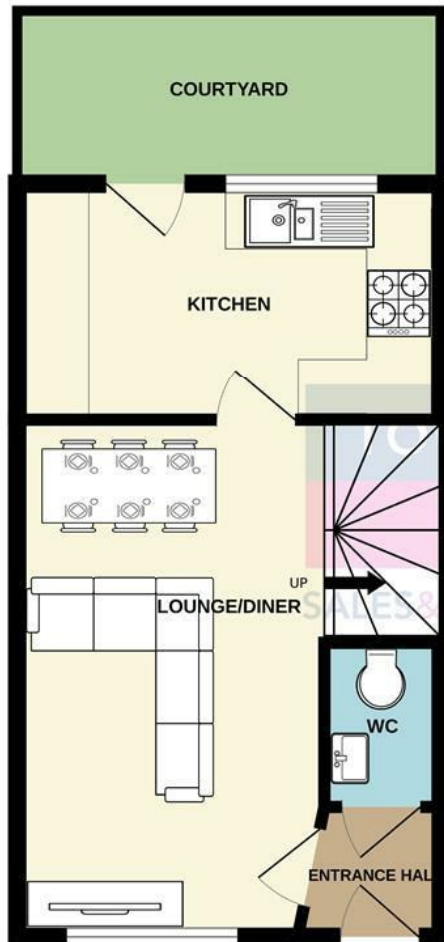
TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.

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.

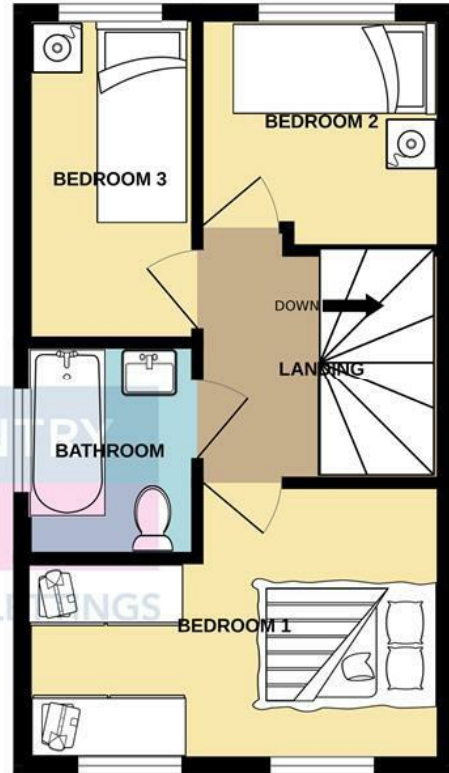
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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TROWBRIDGE OFFICE  
9 Fore Street, Trowbridge,  
Wiltshire BA14 8HD

WESTBURY OFFICE  
16 High Street, Westbury,  
Wiltshire BA13 3BW

Teleph one: 01 225 7 766 99  
Email: [trowbridge@townandcountryestates.com](mailto:trowbridge@townandcountryestates.com)

Telephone: 0 137 3 8244 44  
Email: [westbury@townandcountryestates.com](mailto:westbury@townandcountryestates.com)

[www.townandcountryestates.com](http://www.townandcountryestates.com)

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