

**TOWN&COUNTRY**  
ESTATES



**Glebe Road, Trowbridge, Wiltshire BA14 9JR**

**Offers Over £260,000**



## LOCATION

The property is situated in a popular residential area on the Wingfield side of Trowbridge, within walking distance to local shops, bus stop, Primary and Secondary Schools. Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

Spacious with a substantial outside space, this three bedroom end terrace home approaches the market with the added benefit of NO ONWARD CHAIN. The accommodation comprises a living room, dining room, kitchen, three good sized bedrooms and family bathroom. Further notable features include UPVC double glazing, a BRAND NEW boiler with gas central heating system, off road parking, a large rear garden and a brick built outbuilding, with power.

## LIVING ROOM

The living room has a large uPVC double glazed bay window to the front and a radiator, there is feature stone fireplace with inset gas fire and shelving, to the rear of the living room is an opening into the dining room.

## DINING ROOM

The dining room has uPVC French doors leading to the covered patio area, there is a radiator and a serving hatch.

## KITCHEN/BREAKFAST ROOM

The well proportioned kitchen has a uPVC double glazed window to the rear and a uPVC double glazed door to the utility, there are a range of matching wall and base units with roll top work surfaces and a feature breakfast bar. There is a one and a half bowl sink with mixer tap over, an integral oven with electric hob over and space for a dishwasher.

## UTILITY SPACE

The useful utility space offers space for storage and a washing machine, there are windows looking out on to the back garden and a uPVC double glazed barn door leading to the rear patio.

## FIRST FLOOR LANDING

The first floor landing has a uPVC double glazed window to the side, there are doors providing access to all three bedrooms and the bathroom, there is also a loft hatch with built in ladder offering access to the fully boarded loft.

## BEDROOM ONE

The main bedroom has a uPVC double glazed window to the front and a radiator.

## BEDROOM TWO

The second bedroom has a uPVC double glazed window overlooking the rear, there is a radiator and two built in cupboards.





### BEDROOM THREE

Bedroom three has a uPVC double glazed window to the front, fitted storage shelves and a radiator.

### BATHROOM

The bathroom has a uPVC double glazed obscure glass window to the rear, a double sized walk in shower with electric shower, there is an inset wash basin and close coupled wc, with ample storage surrounding.

### EXTERNAL

### OUTBUILDING

The additional outbuilding benefits from lights, power and a tap. This versatile addition would make the ideal space for a workshop, or with some converting an office space.

### FRONT

The front of the property is well presented and provides a block paved driveway offering parking for 2 cars. The remaining garden is laid to decorative gravel with shrubs and enclosed by a dwarf wall.

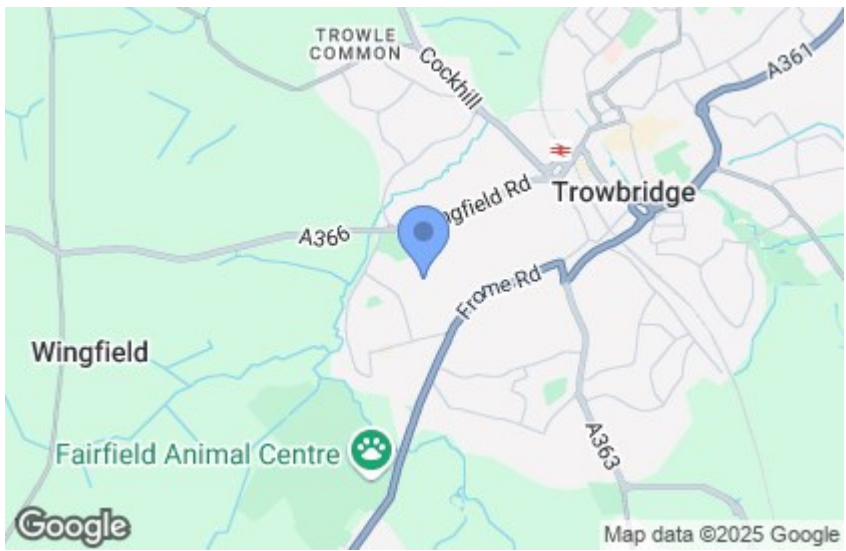
### REAR

The substantial south-facing rear garden is immediately laid to patio with a lean-to covering the patio outside of the uPVC French doors which provides an all weather seating area, the rest of the garden is laid to lawn with establish plants and shrubs providing decoration. There is also access to the outbuilding.

### ADDITIONAL INFORMATION

EPC - TO FOLLOW

Council Tax Band - B













GROUND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.4 sq.m.) approx.

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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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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