



Wrights
01225 755553

Summerleaze, Trowbridge, Wiltshire, BA14 9HZ

£195,000

This well proportioned two bedroom property is situated within an established residential development, conveniently located close to local schools and amenities.

The accommodation comprises an entrance hall, spacious lounge, kitchen, ground floor WC, two bedrooms and a family bathroom.

Further benefits include a generous main bedroom and the property is sold with the benefit of no onward chain, making it an ideal first-time purchase or investment opportunity.



Two bedroom property
Established residential developmen
Spacious lounge
Fitted kitchen
Ground floor WC
Two double bedrooms

Situation

The property is situated within a well established residential estate on the outskirts of Trowbridge, within easy reach of many local amenities as well as both primary and secondary schools. The market town of Trowbridge provides 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 15 miles away, famed for its shopping, period buildings and many places of cultural interest.

Spacious bathroom
Gas central heating and PVCu double glazing
Enclosed rear garden and Driveway parking
No onward chain



The property comprises

Ground Floor

Entrance Hall

With PVCu front door, radiator and stairs to the first floor.

Lounge 11' 1" x 13' 3" (3.37m x 4.04m)

With radiator, storage cupboard under the stairs and PVCu double glazed window to the front.

Kitchen 6' 8" x 12' 2" (2.04m x 3.72m)max

With a range of eye level and base units, worktops with tiled splash backs, inset sink and drainer unit, integrated electric oven and gas hob with extractor hood over, space for fridge/freezer, washing machine and tumble drier, wall mounted gas boiler and PVCu double glazed window to the rear.

Cloakroom

With white suite comprising close coupled W.C and pedestal hand basin, radiator and obscured PVCu double glazed window to the rear.

First Floor

Landing

Bedroom 1 9' 1" x 16' 4" (2.77m x 4.97m)

With radiator and PVCu double glazed window to the front.

Bedroom 2 8' 8" x 8' 2" (2.64m x 2.50m)

With radiator and PVCu double glazed window to the rear.

Bathroom

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

Externally

To the front

To the front of the property is a tarmac driveway providing off road parking. A pathway leads to the front entrance and gated side access provides direct access to the rear garden.

To the rear

The property benefits from an enclosed rear garden, with a decked seating area providing space for outdoor furniture and an adjoining area of lawn offering scope for landscaping and planting. The garden is enclosed by timber fencing and also benefits from gated side access leading to the front of the property.

Tenure

The property is sold as freehold.

Council tax

The property is currently in council tax band B.

Energy performance

The EPC rating is C (74), with a potential for B (90).



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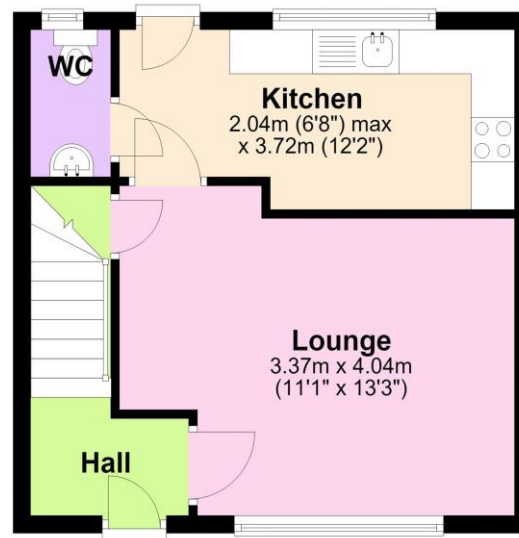
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Ground Floor

Approx. 29.6 sq. metres (318.9 sq. feet)

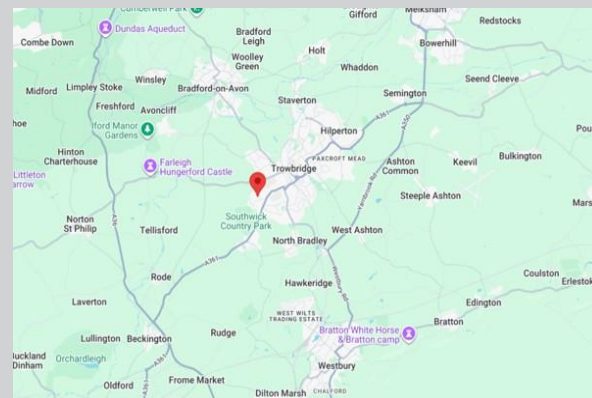
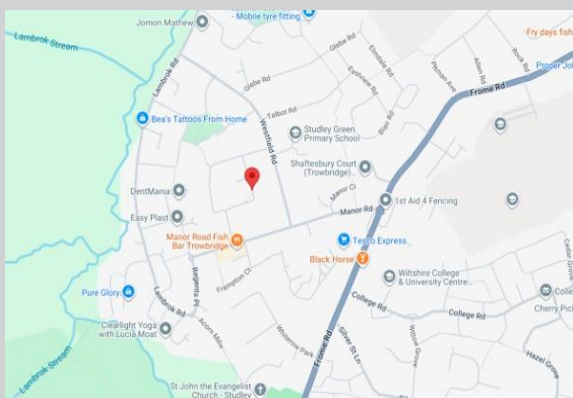


First Floor

Approx. 27.4 sq. metres (295.0 sq. feet)



Total area: approx. 57.0 sq. metres (613.9 sq. feet)





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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.