



**Wrights**  
01225 755553

The Nestings, Trowbridge, Wiltshire, BA14 0BN

£265,000

## Situation

The property is situated near the popular town of Southwick on the outskirts of Trowbridge.

Nearby, the Southwick Country Park offers free access to over 100 acres of countryside walks, as well as a nature centre with a range of animals and log cabin style tea rooms.

Further local amenities include Primary and Secondary schools and a Tesco Express convenience store. The town centre of Trowbridge is within easy reach, providing 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 13 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Four bedroom terraced property**

**Driveway parking for at least one vehicle with the potential to create more**

**Located near the sought after town of Southwick**

**En Suite  
Conservatory**

**Downstairs W.C**

**Private enclosed rear garden**

**Gas combination boiler**

**Double glazing throughout**

**Offered with the benefit of no onward chain**



This spacious four bedroom terraced property is situated within a small private close on the sought after Southwick side of Trowbridge.

The accommodation offers four bedrooms, including an impressive bedroom occupying the entire second floor, along with a conservatory providing additional living space.

Further benefits include an integral garage complete with power and plumbing, driveway parking for at least one vehicle with the potential to create additional parking if desired, and a sheltered, low maintenance rear garden.

The property also benefits from gas central heating via a combination boiler and double glazing throughout.

Offered for sale with the benefit of no onward chain.

### The property comprises

#### Entrance Hall

With radiator, stairs to the first floor and double glazed window to the side.

#### W.C

With close coupled W.C, pedestal hand basin, radiator and obscured double glazed window to the front.

#### Lounge 19' 3" x 12' 9" (5.88m x 3.89m) max

With radiators and double glazed window to the front.

#### Kitchen 7' 11" x 12' 10" (2.41m x 3.91m)

With a range of eye level and base units, worktops with tiled splash backs, integrated oven and gas hob with extractor hood over, stainless steel sink and drainer unit, space for washing machine and fridge, radiator and double glazed window to the conservatory.

#### Conservatory 9' 11" x 11' 5" (3.02m x 3.48m)

With radiator, PVCu double glazed windows and patio door opening onto the garden.

#### First Floor

#### First Floor Landing

With radiator, linen cupboard, stairs to second floor and double glazed window to the front.

#### Bedroom 1 13' 5" x 9' 9" (4.09m x 2.97m) max

With built in wardrobes, radiator and double glazed window to the rear.

#### En Suite

With white suite comprising close coupled W.C, pedestal hand basin and shower enclosure with electric shower attachment, shaver socket, radiator and obscured double glazed window to the rear.

**Bedroom 3** *9' 11" x 8' 8" (3.01m x 2.65m) max*

With built in storage cupboard, radiator and double glazed window to the rear.

**Bedroom 4** *11' 11" x 5' 9" (3.62m x 1.75m) max*

With radiator and double glazed window to the front.

**Bathroom** *6' 4" x 8' 7" (1.93m x 2.62m) max*

With fully tiled walls and flooring, white suite comprising low levelled W.C, bath and pedestal hand basin, heated towel rail, shaver socket, extractor fan and obscured double glazed window to the front.

**Second Floor****Bedroom 2** *13' 5" x 12' 9" (4.10m x 3.89m) max*

With eaves storage, radiator and velux windows to the rear.

**Externally****Garage** *16' 8" x 8' 7" (5.09m x 2.61m)*

With up and over door, electric, plumbing and door leading to the garden and kitchen.

**To the front**

With tarmac driving parking for one vehicle and an area laid to gravel with the potential for additional parking.

**To the rear**

The fully enclosed rear garden is predominantly laid to patio, creating a pleasant low maintenance outdoor space, complemented by a small lawned area.

**Tenure**

The property is sold as freehold.

**Council Tax**

The property is currently in council tax band D.

**Energy Performance**

The EPC rating is D (65), with a potential for B (81).

**Services**

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

**Broadband**

Superfast broadband is available (source - Ofcom) Predicted maximum download speed - 80Mbps

**Mobile Phone Coverage**

Outdoor coverage is likely - source Ofcom.

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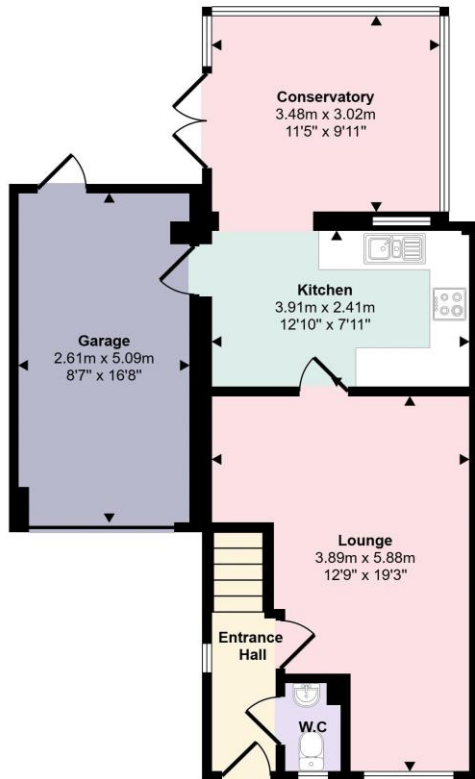


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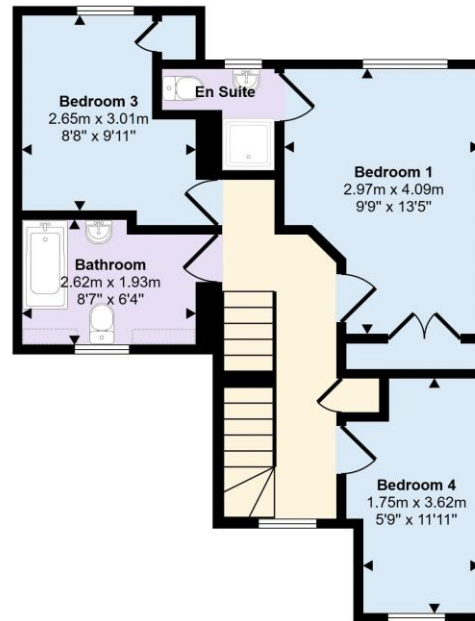
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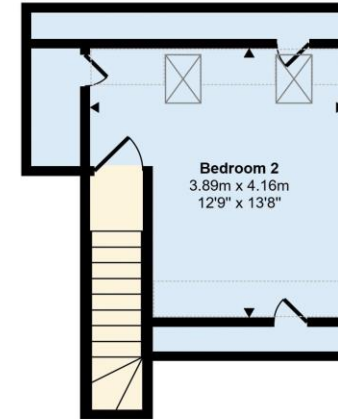
Approx Gross Internal Area  
128 sq m / 1373 sq ft




Ground Floor  
Approx 59 sq m / 640 sq ft



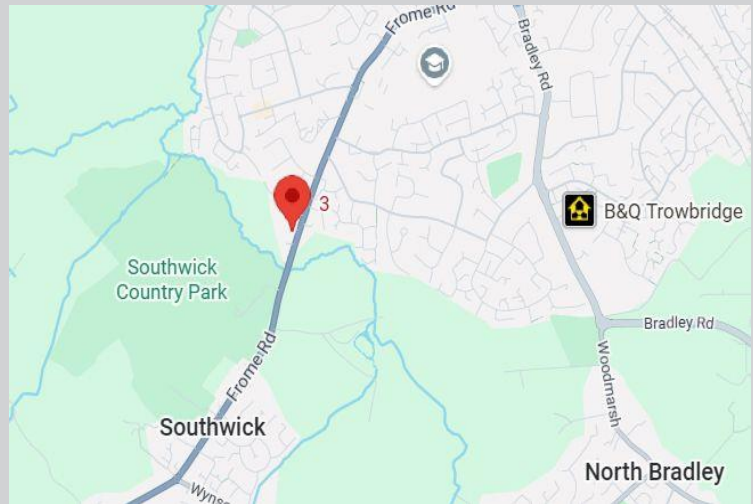
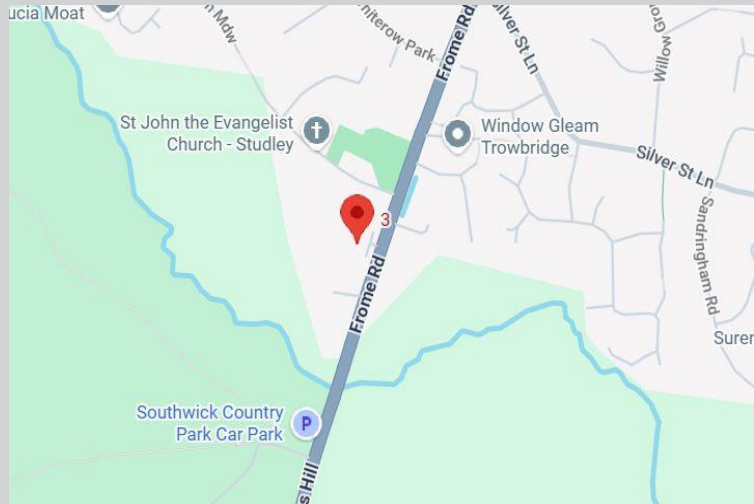
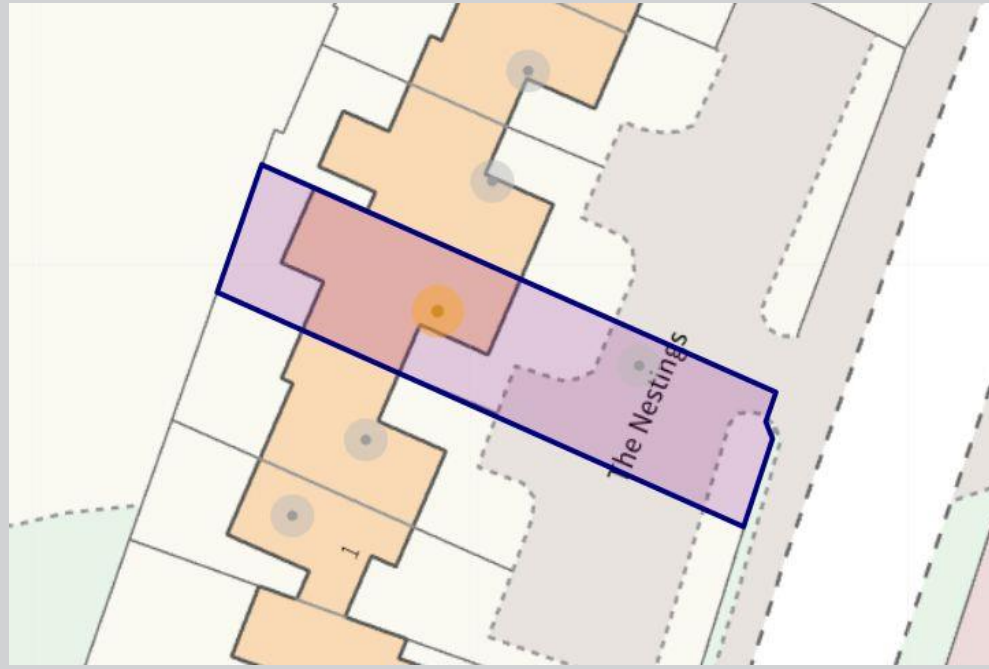
First Floor  
Approx 45 sq m / 482 sq ft



Second Floor  
Approx 23 sq m / 251 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate, and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





T 01225 755553

E info@wrightsresidential.co.uk

W www.wrightsresidential.co.uk

A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

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