



📍 11A Green Lane, Trowbridge, BA14 7DB

🔗 Guide Price £400,000

A rare opportunity to purchase a two/three bedroom, detached bungalow with self contained one bedroom annex, large gardens, garage and ample driveway parking, which occupies a plot of approximately a quarter of an acre, on a popular road, within walking distance of the town centre.

- Detached Bungalow Occupying A Plot Of Approximately 1/4 Of An Acre
- Two/Three Bedrooms, One/Two Reception Rooms
- Additional One Bedroom, Self Contained Annex
- Scope To Update & Extend (STPP)
- Good Sized, Private Gardens
- Garage & Ample Driveway Parking
- Popular Location, Close To Amenities
- NO ONWARD CHAIN

🏠 Freehold

🏠 EPC Rating D



A rare opportunity to purchase a detached bungalow in need of updating, with self contained annex, large gardens, garage and ample driveway parking, which occupies a plot of approximately a quarter of an acre, on a popular road, within walking distance of the town centre. NO ONWARD CHAIN

The main property offers accommodation comprising; entrance vestibule, hall, good sized, triple aspect sitting room with bay window, dual aspect dining room/bedroom with bay window, two generously proportioned double bedrooms with bay windows and a bathroom with white suite.

The annex has it's own front door and offers accommodation comprising; entrance hall, sitting/dining room, kitchen, double bedroom and a shower room.

Externally there is a large, private and predominately lawned garden which wraps around the front and side of the property and is enclosed by hedging and mature trees. The garden to the right hand side of the bungalow offers scope to extend or build an additional dwelling (subject to the necessary permissions being granted).

Detached, single garage with up and over door to front, door to side, power and lighting. Driveway parking for two cars in front of the garage. A second driveway, which runs from the front right corner of the plot to the front of the bungalow is an ideal space to park a caravan or motorhome.

Situation

Green Lane forms part of an established and well regarded development which is situated within half a mile of Trowbridge town centre. Trowbridge is the county town of Wiltshire offering a good range of retail, commercial and leisure facilities as well as a railway station which provides regular services to Salisbury and Southampton to the south and Bristol and Bath to the northwest. The main A350 and A36 are within a short distance of Trowbridge whilst Junction 17 of the M4 Motorway can be reached in approximately 30 minutes travelling time. Nearby towns and centres include Bradford on Avon (3 miles), Melksham (7 miles), Devizes (10 miles), Bath (10 miles) and Swindon (20 miles).

Property Information

Tenure; Freehold

Mains gas, electricity, water and drainage

Gas fired central heating in the bungalow and electric heating in the annex

Bungalow:

Council tax band; C and EPC rating; D

Annex:

Council tax band; A and EPC rating; F



Green Lane, Trowbridge, BA14

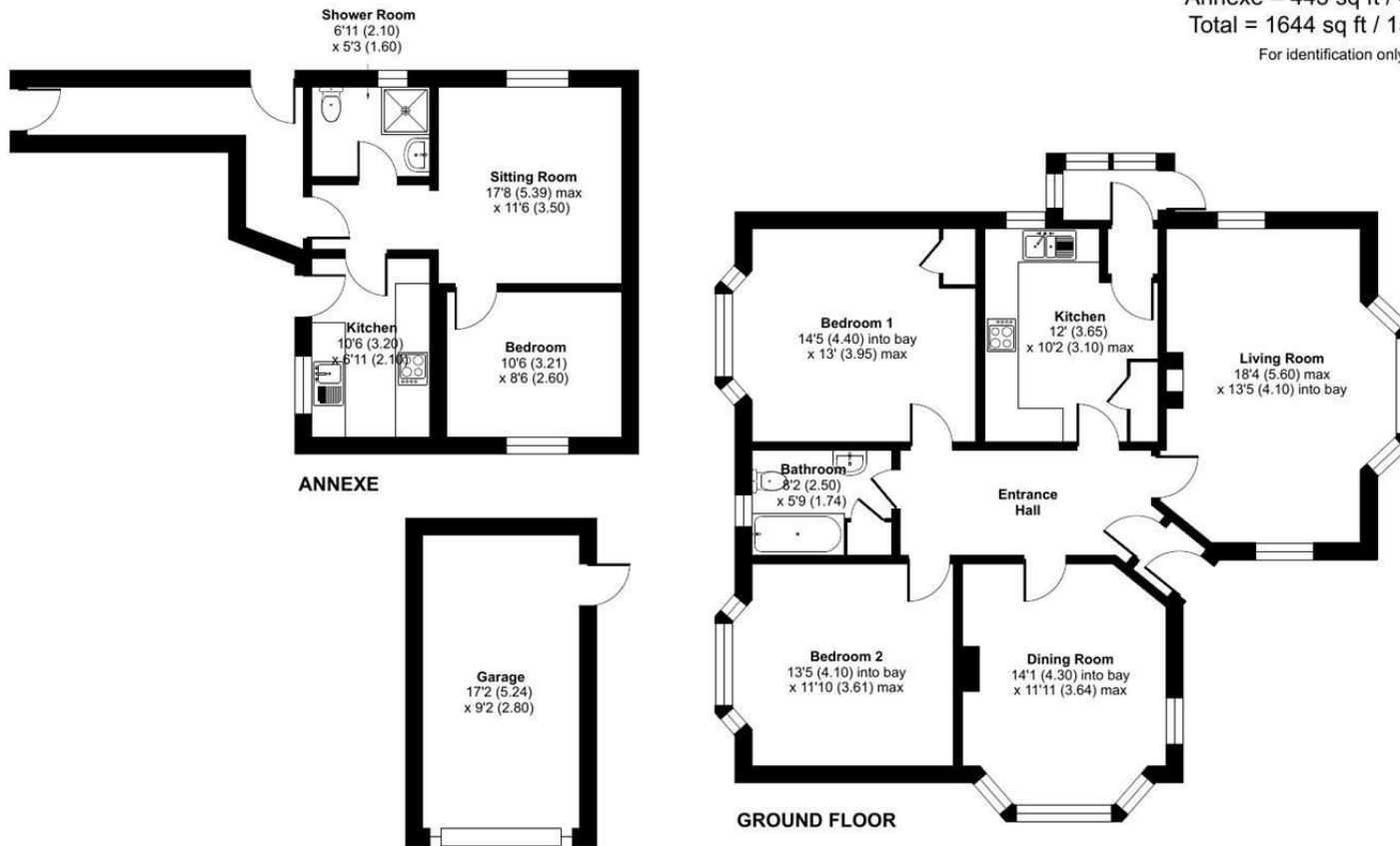
Approximate Area = 1043 sq ft / 96.8 sq m

Garage = 158 sq ft / 14.6 sq m

Annexe = 443 sq ft / 41.1 sq m

Total = 1644 sq ft / 152.5 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Strakers. REF: 1454256

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.