



📍 2 Barley Rise, Trowbridge, Wiltshire, BA14 6FJ

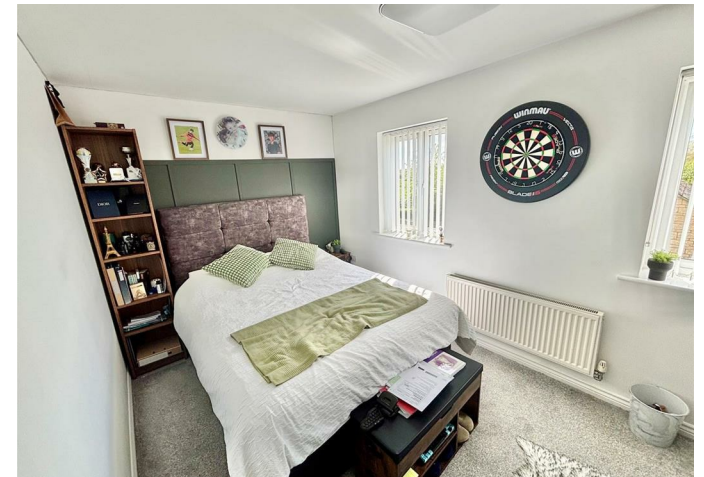
🏠 £285,000

A modern, well presented, three bedroom, two bathroom, end of terrace townhouse with private, well enclosed garden, garage and off street parking, which is situated close to countryside on the West Ashton side of the town.

- Modern, Well Presented, End Of Terrace Townhouse
- Three Good Sized Bedrooms
- Bathroom & En Suite Shower Room
- Gas Central Heating & UPVC Double Glazing
- Countryside Views To The Rear
- Private Garden With Sunny Aspect
- Garage & Off Street Parking
- NO ONWARD CHAIN

🏡 Freehold

📊 EPC Rating C



A modern, well presented, end of terrace townhouse with private, well enclosed garden, garage and off street parking, which is situated close to countryside on the West Ashton side of the town. NO ONWARD CHAIN

The property offers well proportioned accommodation over three floors comprising; entrance hall with tiled floor and cloakroom off, lovely sitting/dining room with attractive panelled walls and French doors opening onto the rear garden, kitchen with built in oven, hob and extractor, spacious principle bedroom with en suite shower room, two further good sized bedrooms and a bathroom with white suite.

Externally; there is a small garden to the front with gated access and path leading to the front door. To the rear, there is a good sized, well enclosed garden with paved patio seating area, section of artificial lawn and covered, decked seating area. The garden enjoys a sunny aspect and a good deal of privacy.

Single garage with up and over door to front, door to garden, loft storage, power and lighting. Parking in front of the garage for one vehicle.

#### **Situation**

Barley Rise forms part of a modern development on the West Ashton side of Trowbridge. 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**

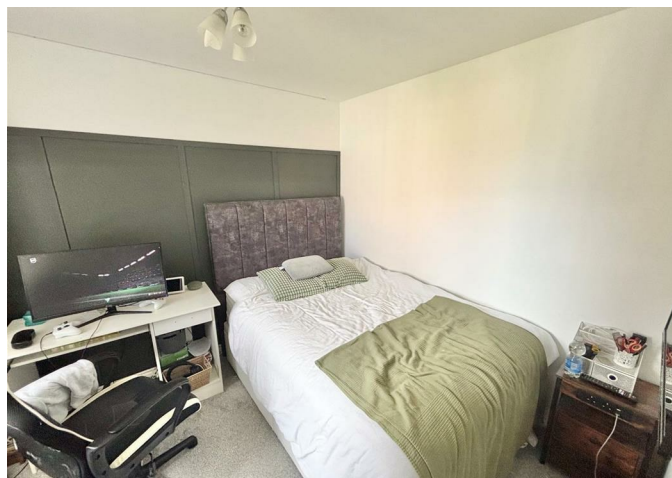
Tenure; Freehold

Mains gas, electricity, water and drainage

Gas fired central heating

Council tax band; D

EPC Rating; TBC





GROUND FLOOR  
APPROX. FLOOR  
AREA 383 SQ.FT.  
(35.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 370 SQ.FT.  
(34.4 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 256 SQ.FT.  
(23.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1010 SQ.FT. (93.8 SQ.M.)

Schematic Diagram only - Not to scale  
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