Wrights
01225 755553

College Road, Trowbridge, Wiltshire, BA14 0EU

£260,000

This well presented, extended three bedroom end of terrace property is conveniently located close to many local amenities, primary and secondary schools and Trowbridge college.

Features include three well-appointed bedrooms, two reception rooms, downstairs shower room, large corner plot, fully enclosed rear garden with a summerhouse, gas central heating and PVCu double glazing throughout.

The property is offered as chain free, subject to probate.

Three well-appointed bedrooms

Located close to many local primary and secondary schools

Extended kitchen

Downstairs shower room

Situation

The property is situated close to many local amenities including a choice of Primary and Secondary schools, Trowbridge College and a convenience store.

The town centre of Trowbridge is also 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 11 miles away, famed for its shopping, period buildings and many places of cultural interest.

Two reception rooms

Spacious corner plot

Summerhouse

PVCu double glazing throughout

No onward chain, subject to probate

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The property comprises

Ground Floor

Entrance Hall
With radiator, cupboard housing the gas boiler and stairs to the first floor.

Lounge *12' 3" x 17' 9" (3.73m x 5.41m)*
With fireplace, radiators and dual aspect PVCu double glazed windows to the front and rear.

Dining Room *12' 7" x 13' 7" (3.84m x 4.14m) max*
With radiator and archway leading to the kitchen.

Kitchen *9' 11" x 10' 11" (3.03m x 3.32m)*
With a range of eye level and base units, worktops with tiled splash backs, space for dishwasher, washing machine and fridge/freezer, integrated oven and hob with extractor hood over, PVCu double glazed window to the rear and PVCu double glazed door leading to the garden.

Shower Room
With white suite comprising close coupled W.C, pedestal hand basin and shower enclosure with mains shower attachment, heated towel rail, extractor, electric heater and obscured PVCu double glazed window to the rear.

First Floor

First Floor Landing
With loft hatch and PVCu double glazed window to the rear.

Bedroom 1 *12' 3" x 9' 11" (3.73m x 3.02m)*
With built in cupboard, radiator and PVCu double glazed window to the front.

Bedroom 2 *9' 6" x 11' 2" (2.90m x 3.40m)*
With built in storage cupboard, radiator and PVCu double glazed window to the front.

Bedroom 3 *8' 9" x 7' 4" (2.66m x 2.24m)*
With radiator and PVCu double glazed window to the rear.

Bathroom *4' 4" x 5' 9" (1.32m x 1.76m)*
With fully tiled walls, white suite comprising bath with mains shower attachment over and pedestal hand basin, and obscured PVCu double glazed window to the rear.

W.C
With close coupled W.C and obscured PVCu double glazed window to the rear.

Externally

To the front
A concrete pathway leads to a covered front entrance, complemented by a charming lawned area featuring a variety of plants, flowers, and shrubs. Gated side access provides convenient entry to the rear garden.

To the rear
Occupying a generous corner plot, the garden is predominantly laid to lawn and features a separate patio area, ideal for outdoor seating. Fully enclosed for privacy, it also includes a metal storage shed and a delightful summerhouse, perfect for relaxing.

Tenure
The property is sold as freehold.

Council Tax
The property is currently in council tax band B.

EPC rating
The previous EPC rating is C (69), with a potential for C (79).

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
Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1800Mbps

Mobile Phone Coverage
Outdoor coverage is likely - source Ofcom.

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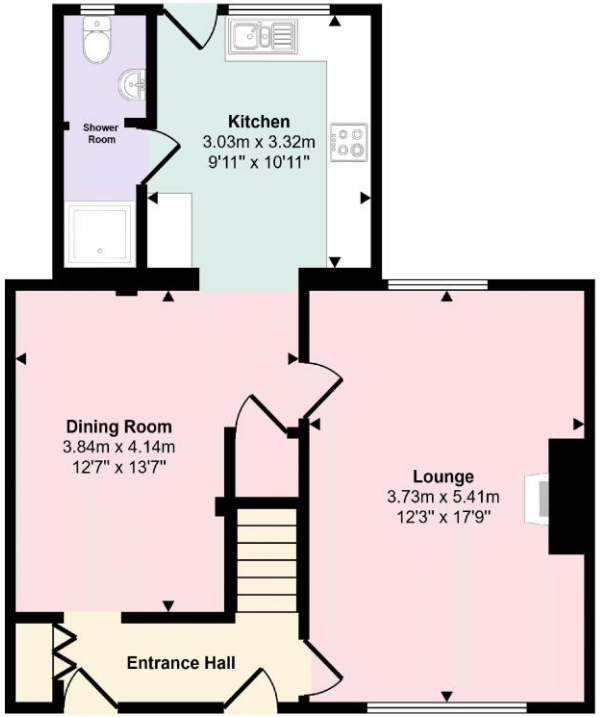
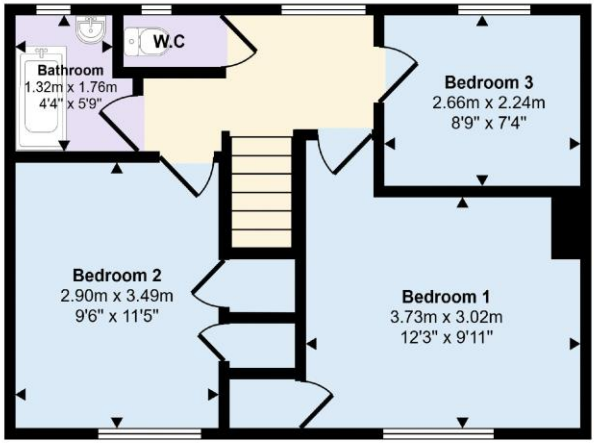
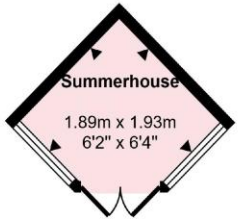
Approx Gross Internal Area
102 sq m / 1098 sq ft



Ground Floor
Approx 57 sq m / 612 sq ft

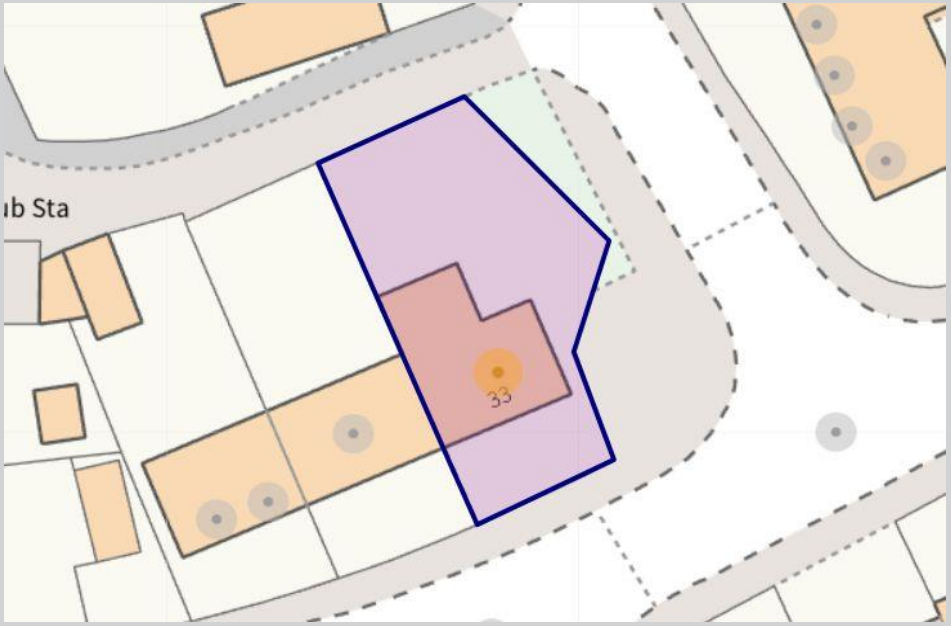


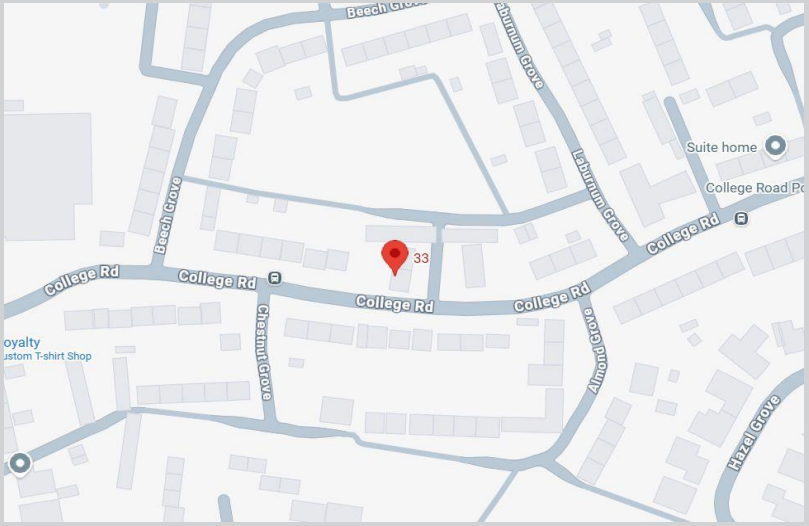
First Floor
Approx 42 sq m / 451 sq ft

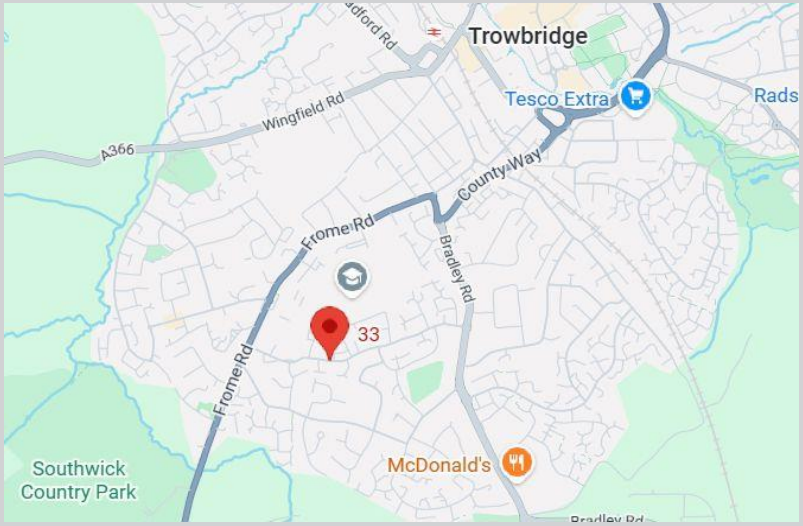


Summerhouse
Approx 3 sq m / 36 sq ft

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.







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Disclaimer

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