



**Wrights**  
01225 755553

Newtown, Trowbridge, Wiltshire, BA14 0BD

Offers in excess of  
£200,000

This spacious two bedroom period property is situated within walking distance of Trowbridge town centre and railway station, as well as a selection of primary and secondary schools.

The property features two bedrooms, a generous open ground floor living area, and benefits from a fully enclosed rear garden with a useful outdoor storage shed.

Additional features include a gas combination boiler, a large front garden, and PVCu double glazing throughout. The property is offered for sale with the benefit of no onward chain.

### Situation

The property is situated close to many local amenities including a choice of Primary and Secondary schools and Trowbridge railway station.

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.



**Spacious two bedroom  
period property**

**Grade II listed**

**Substantial downstairs  
space**

**Large front garden**

**Storage shed**

**Fully enclosed rear  
garden**

**Gas combination boiler**

**PVCu double glazing  
throughout**

**No onward chain**



The property comprises

#### Ground Floor

**Lounge** 12' 11" x 21' 2" (3.93m x 6.46m)

With radiators, understairs storage and PVCu double glazed windows to the front and the rear.

**Kitchen** 5' 10" x 9' 6" (1.78m x 2.89m)

With tiled floors, a range of eye level and base units, worktops with tiled splash backs, integrated oven and hob with extractor hood over and fridge/freezer, Belfast sink, inset ceiling spotlights, PVCu double glazed door to the rear garden and PVCu double glazed window to the side.

#### First Floor

**First Floor Landing**

With loft hatch.

**Bedroom 1** 13' 0" x 10' 3" (3.96m x 3.13m)

With radiator and PVCu double glazed window to the front.

**Bedroom 2** 7' 0" x 10' 6" (2.14m x 3.19m)

With radiator and PVCu double glazed window to the rear.

**Bathroom** 6' 0" x 9' 11" (1.82m x 3.03m)

With tiled flooring, white suite comprising bath with mains shower over, close coupled W.C and pedestal hand basin, heated towel rail, storage cupboard housing boiler and washing machine, inset ceiling spotlights and obscured PVCu double glazed window to the rear.

## Externally

### To the front

The property provides a generous front garden, predominantly laid to lawn, with gated access to the main road. A concrete pathway leads to the front entrance, with a separate area providing convenient space for bin storage.

### To the rear

The fully enclosed rear garden offers excellent potential with a variety of defined areas including an artificial lawn and a useful storage shed. A concrete pathway runs through the garden, flanked by lawned sections and established borders featuring a range of mature plants and shrubs. To the rear, a separate raised area provides further scope for landscaping, seating, or an outdoor entertaining space.

## Tenure

The property is sold as freehold.

## Council Tax

The property is currently in council tax band B.

## 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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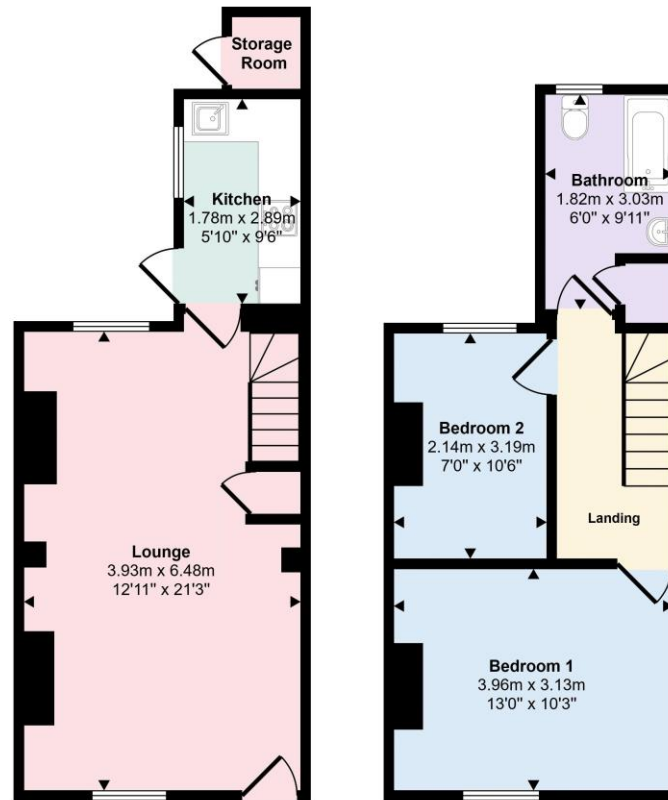


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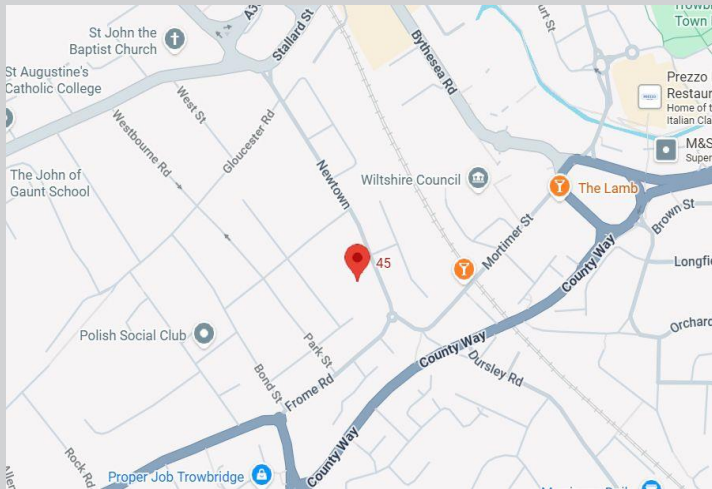
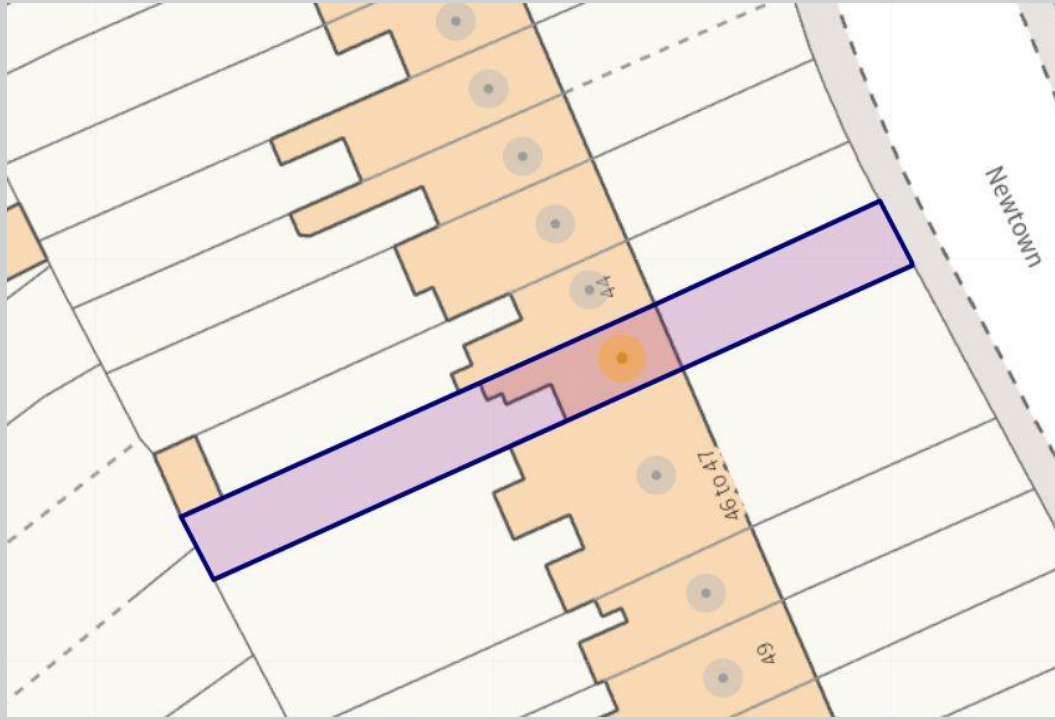
Approx Gross Internal Area  
64 sq m / 689 sq ft



Ground Floor  
Approx 32 sq m / 348 sq ft

First Floor  
Approx 32 sq m / 341 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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