



**Wrights**  
01225 755553

Burnett Road, Trowbridge, Wiltshire, BA14 0QA

£260,000

This well proportioned three bedroom semi-detached property is located in the sought after Wiltshire Drive area of Trowbridge. The accommodation includes a recently updated kitchen/diner, a bright conservatory, and spacious lounge.

Additional benefits include gas central heating and PVCu double glazing.

Externally, the property offers driveway parking for several vehicles, a garage, and a generous enclosed rear garden. The property is offered for sale with no onward chain.



**Three bedroom semi detached house**

**Sought after location close to schools and amenities**

**Kitchen/diner**

**Conservatory**

#### **Situation**

The property is situated within an establish and popular location, close to many local amenities including a choice of Primary and Secondary schools. 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.

**Gas central heating**

**PVCu double glazing**

**Generous rear garden**

**Large driveway**

**Garage**

**No onward chain**



**The property comprises**

#### **Ground Floor**

##### **Entrance Hall**

With PVCu front door, wood laminate flooring, radiator and stairs to the first floor.

##### **Lounge 14' 8" x 11' 7" (4.48m x 3.53m)**

With wood laminate flooring, radiator, storage cupboard under stairs and PVCu double glazed window to the front.

##### **Kitchen/Diner 15' 1" x 8' 8" (4.60m x 2.63m)**

With radiator, a range of eye level and base units, wood laminate worktop with tiled splash backs, integrated electric oven and ceramic hob with extractor hood over, sink/drainer unit, space for fridge/freezer and washing machine, sliding patio doors to the conservatory and PVCu double glazed window to the rear.

##### **Conservatory 8' 9" x 8' 1" (2.66m x 2.46m)**

With radiator and PVCu french doors opening onto the rear garden.

#### **First Floor**

##### **Landing**

With PVCu double glazed window to the side.

##### **Bedroom 1 14' 7" x 8' 10" (4.44m x 2.68m)**

With radiator, built in wardrobe and PVCu double glazed window to the front.

##### **Bedroom 2 8' 10" x 8' 10" (2.69m x 2.69m)**

With radiator and PVCu double glazed window to the rear.

##### **Bedroom 3 8' 10" x 6' 0" (2.68m x 1.82m)**

With radiator and PVCu double glazed window to the front.

##### **Bathroom**

With white suite comprising bath with mains shower over, W.C and hand basin with vanity unit under, heated towel rail, extractor fan and obscured PVCu double glazed window to the rear.

##### **Externally**

##### **To the front**

Driveway parking for several vehicles in front of the garage.

##### **Garage 23' 3" x 11' 3" (7.09m x 3.42m)**

With up and over door to the front, power, light, wall mounted gas boiler, PVCu double glazed window to the rear and door to the rear garden.

##### **To the rear**

The property benefits from a generous rear garden, mainly laid to lawn with a paved patio area adjoining the house. The garden is fully enclosed by fencing and includes a variety of mature shrubs and plants, with a pathway leading through the centre. A rear door provides access into the garage.

##### **Tenure**

The property is sold as Freehold.

##### **Council tax**

The property is currently in council tax band C.

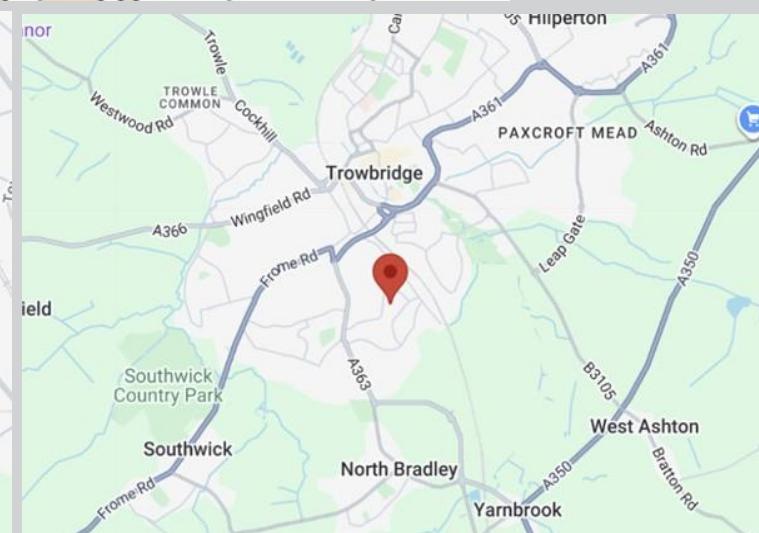
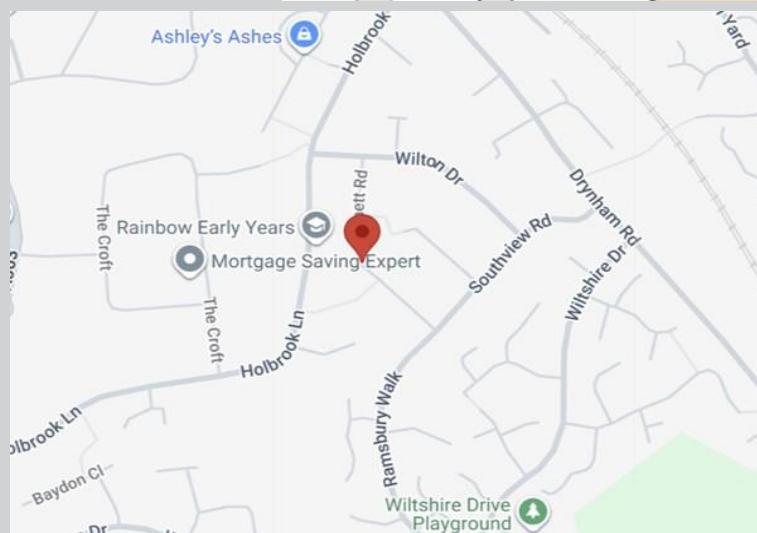
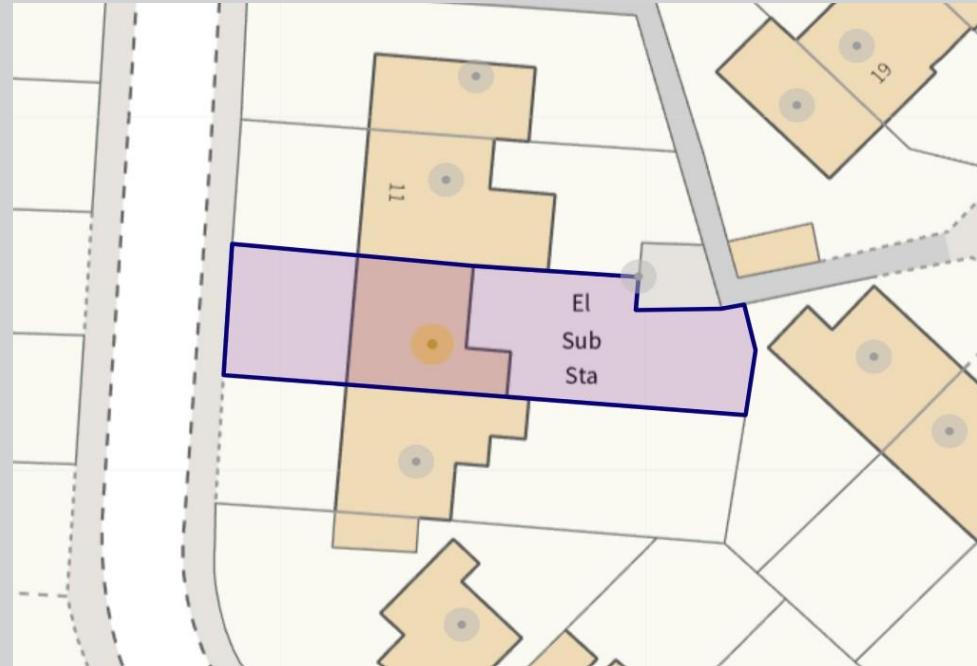
##### **Services**

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.









intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only

The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included

Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations:

#### Disclaimer

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The logo for Wright Residential features the word "Wright" in a bold, blue, sans-serif font. The "W" is stylized with a vertical bar on the right side. A horizontal bar extends from the top of the "W" across the rest of the word, with a small gap between the "W" and the rest of the letters.