



**Wrights**  
01225 755553

Haden Road, Trowbridge, Wiltshire, BA14 7AX

£210,000



This spacious two bedroom terraced property is situated close to many local amenities including St Stephens Place Cinema/restaurant complex, Trowbridge town centre and railway station.

Features include a recently renovated bathroom, two reception rooms, allocated parking for one vehicle, fully enclosed garden and PVCu double glazing throughout.

### Situation

The property is situated close to many local amenities including Trowbridge railway station and St Stephens Place Leisure Park, with an Odeon multiplex cinema and various popular bars and restaurants. The town centre of Trowbridge is also within easy reach, providing excellent shopping and leisure facilities, numerous cafes 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 bedroom Terraced property**

**Situated within walking distance to Trowbridge town centre**

**Two reception rooms**

**Recently renovated bathroom**

**Built in storage**

**Fully enclosed rear garden**

**Allocated parking for one vehicle**

**Gas central heating**

**PVCu double glazing throughout**



## The property comprises

### Ground floor

#### **Kitchen/Diner** 15' 0" x 10' 11" (4.56m x 3.34m)

With half tiled floor, a range of eye level and base units, worktop with tiled splashback, space for washing machine, cooker and fridge/freezer, stainless steel sink and drainer unit, under stairs storage, radiator and PVCu double glazed window and door to the garden.

#### **Lounge** 9' 6" x 14' 4" (2.90m x 4.36m)

With laminate flooring, feature fireplace, radiator, sliding glass doors to the garden room and PVCu double glazed window to the front.

#### **Garden Room** 11' 10" x 7' 3" (3.61m x 2.2m)

With laminate flooring, PVCu double glazed windows to the rear and side, and obscured PVCu double glazed door to the side.

### First Floor

#### **Landing**

With loft hatch, cupboard housing hot water cylinder and PVCu double glazed window to the front.

#### **Bedroom 1** 10' 0" x 14' 3" (3.05m x 4.35m)

With laminate flooring, fitted wardrobes and cupboards, radiator and PVCu double glazed window to the rear.

#### **Bedroom 2** 8' 1" x 7' 3" (2.47m x 2.2m)

With laminate flooring, radiator and PVCu double glazed window to the rear.

#### **Bathroom** 6' 2" x 7' 3" (1.87m x 2.22m)

Recently renovated in October 2025, with white suite comprising bath with electric shower unit over, close coupled W.C and hand basin with vanity unit, inset ceiling spotlights and obscured PVCu double glazed window to the rear.

### Externally

#### To the front

With a shared courtyard and allocated parking space for one vehicle.

#### To the rear

The fully enclosed rear garden is half laid to lawn, with borders around the edge, offering the potential to plant a variety of plants and shrubs. The property also offers a separate patio and path leading to the garden shed.

#### Tenure

The property is sold as freehold.

#### Council Tax

The property is currently in council tax band B.

### EPC rating

The current EPC rating is C (78), with a potential for B (84).

### 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 - 10000Mbps

### Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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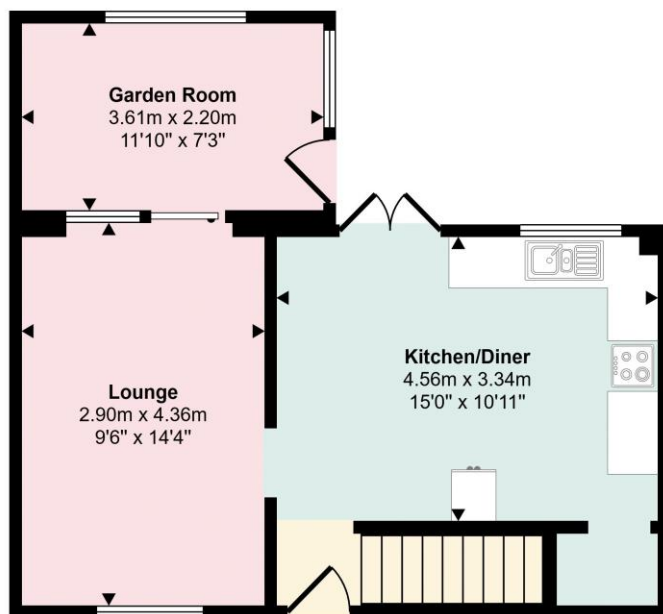


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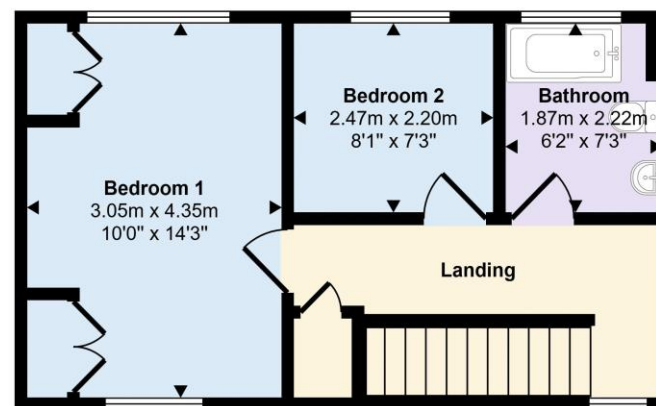
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Approx Gross Internal Area  
75 sq m / 810 sq ft



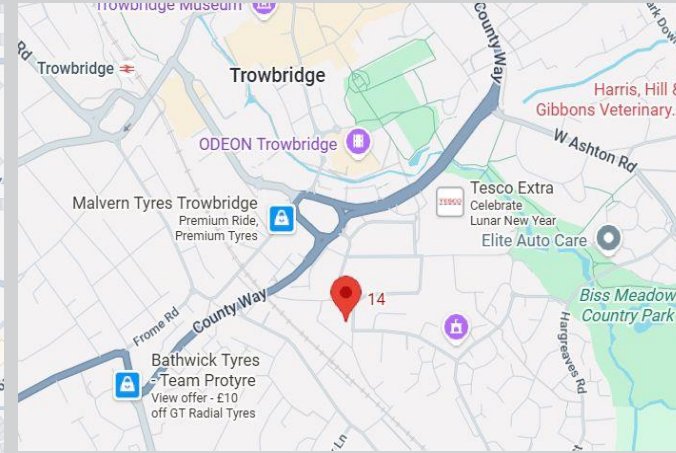
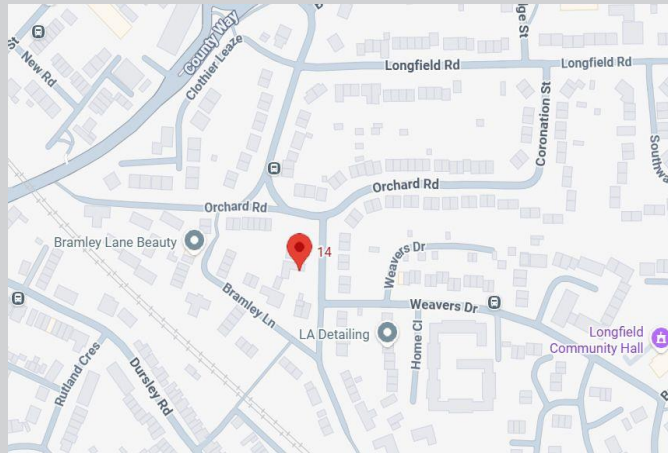
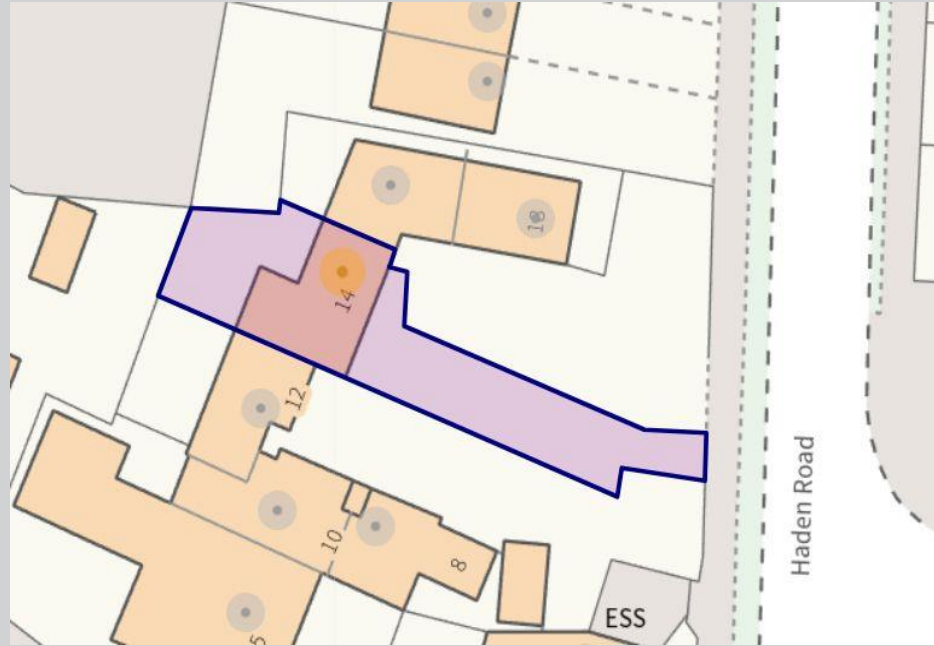
Ground Floor  
Approx 42 sq m / 448 sq ft



First Floor  
Approx 34 sq m / 362 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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