



Wright's
01225 755553

Yeoman Way, Trowbridge, Wiltshire, BA14 0QP

£300,000

This spacious three bedroom semi detached property is situated within easy reach of Trowbridge town centre and railway station.

Features include a recently renovated kitchen, dining room and lounge, as well as utility, downstairs W.C, three good sized bedrooms, en-suite to the master bedroom, enclosed rear garden, driveway parking and a small garage (for storage only).

Situation

The property is situated within easy walking distance of 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.



bedroom semi detached property

Walking distance to town centre and railway station

Close to primary and secondary schools

Gas central heating

Newly renovated kitchen, dining room and lounge

Utility

Downstairs W.C

En-suite to master bedroom

Enclosed rear garden

Driveway parking and small garage



The property comprises

Ground Floor

Entrance Hall

With radiator and stairs to the first floor.

W.C

With white suite comprising low level W.C and pedestal hand basin, radiator and obscured PVCu double glazed window to the side.

Kitchen

11' 1" x 7' 7" (3.37m x 2.32m)

Recently renovated with a range of eye level and base units with worktops over, integrated gas hob with extractor fan over, gas oven, fridge/freezer and inset two bowl sink, space for dishwasher and PVCu double glazed window to the rear.

Dining Room

9' 4" x 8' 4" (2.85m x 2.54m)

With radiator and PVCu double glazed sliding patio doors to the rear.

Utility room

12' 10" x 8' 5" (3.92m x 2.56m)

With space for washing machine with worktop over and radiator.

First Floor

Landing

With radiator and PVCu double glazed windows to the front and side.

Lounge

16' 4" x 12' 8" (4.97m x 3.85m)

Recently renovated with a purpose built media unit with storage and built in electric fireplace, two radiators and two PVCu double glazed windows to the rear.

Bedroom 2

10' 2" x 9' 10" (3.11m x 2.99m)

With radiator and PVCu double glazed window to the front.

Second floor

Landing

With linen cupboard and PVCu double glazed window to the side.

Bedroom 1

12' 6" x 11' 7" (3.80m x 3.53m) max

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

En-suite

With white suite comprising shower enclosure with mains shower, low level W.C and pedestal hand basin, radiator and extractor fan.

Bedroom 3

9' 10" x 8' 6" (3.00m x 2.60m)

With radiator and Velux window to the front.

Bathroom

With white suite comprising bath with mains shower over, low level W.C and pedestal hand basin, extractor fan, radiator and Velux window to the front.

Externally

Garage

Small garage for storage only with up and over door to the front.

To the front

Driveway parking for one vehicle. Path to front door and gate providing rear access.

To the rear

The South West facing enclosed rear garden offers a spacious patio seating area and an area laid to lawn with a gate providing access to the front.

Tenure

The property is sold as freehold.

Council tax

The property is currently in council tax band D.

EPC rating

The current EPC rating is C (72), with a potential for B (85).

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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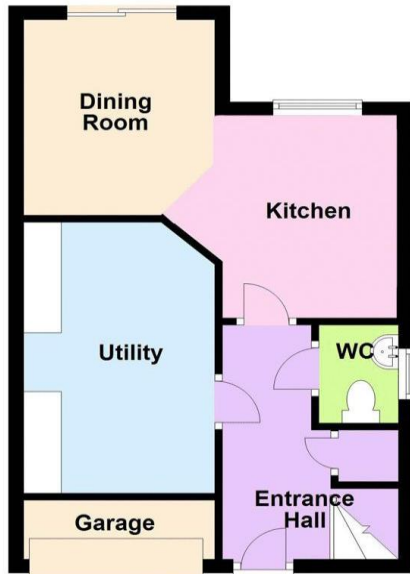


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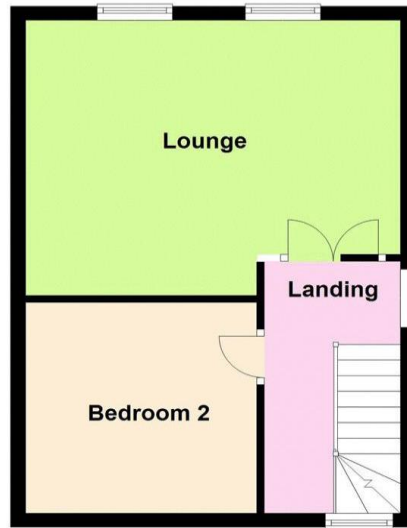
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Ground Floor

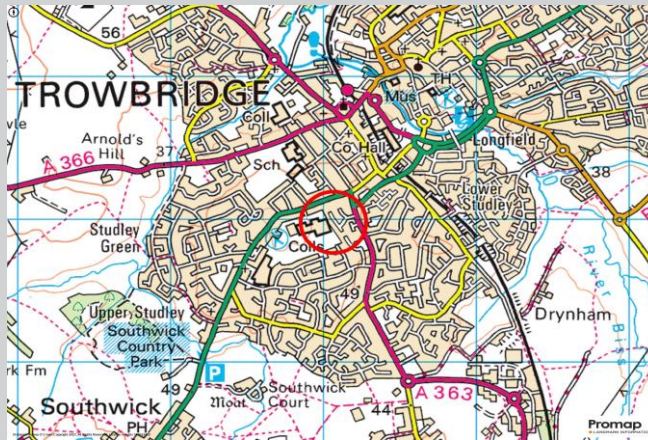


First Floor



Second Floor







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Disclaimer

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