



Wrights
01225 755553

Waterworks Road, Trowbridge, Wiltshire, BA14 0AL

£225,000

This exceptionally spacious two double bedroom period property is situated on the popular Waterworks Road, within easy reach of Trowbridge town centre and railway station.

The accommodation offers two reception rooms, a recently updated kitchen/diner, two double bedrooms, a spacious first floor bathroom.

Features include gas central heating with a recently fitted combination boiler, a wood burning stove, new carpets throughout, PVCu double glazing and an enclosed rear garden. Sold 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 double bedroom property

Situated within easy reach of town centre and railway station

Gas central heating with recently fitted boiler

Wood burning stove

Two reception rooms

Updated kitchen/diner

First floor bathroom

Enclosed rear garden

PVCu double glazing

No onward chain



The property comprises

Ground Floor

Entrance Hall

With PVCu front door.

Sitting Room 10' 9" x 10' 4" (3.28m x 3.16m)

With radiator, wood burning stove with brick surround and PVCu double glazed window to the front.

Lounge 14' 7" x 11' 10" (4.45m x 3.60m)

With radiator, stairs to the first floor and brick fireplace surround.

Kitchen/Diner 14' 2" x 8' 11" (4.31m x 2.71m)

With a range of eye level and base units, worktops with upstands, integrated electric oven and ceramic hob with extractor hood over, inset sink/drainer unit, cupboard housing Baxi gas boiler, space for washing machine, radiator, PVCu double glazed window to the rear and PVCu french doors opening onto the rear garden.

First Floor

Landing

With loft hatch.

Bedroom 1 14' 6" x 10' 6" (4.41m x 3.21m)

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

Bedroom 2 11' 3" x 8' 8" (3.42m x 2.65m)

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

Bathroom

With white suite comprising bath with shower attachment, low level W.C and pedestal hand basin, radiator, extractor fan and obscured PVCu double glazed window to the side.

Externally

To the front

The property is set back from the road with an area laid to gravel and path to the front door.

To the rear

The property boasts a private, low-maintenance rear garden, fully enclosed with wooden panel fencing. A paved pathway leads through a lawned area to a useful storage shed at the far end, while a raised brick boundary and gated access add further convenience. Please note that neighbouring properties have a right of access through the rear garden for the purpose of putting out bins and other similar purposes.

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



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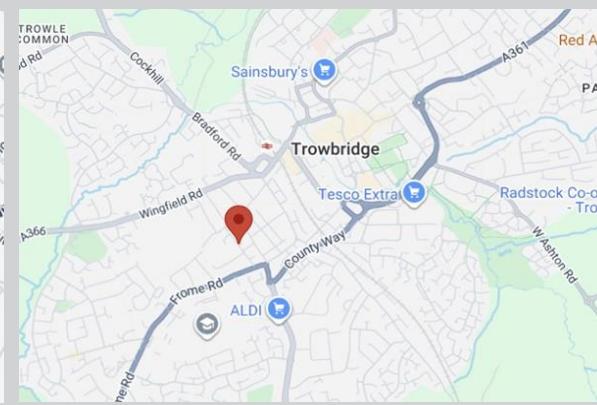
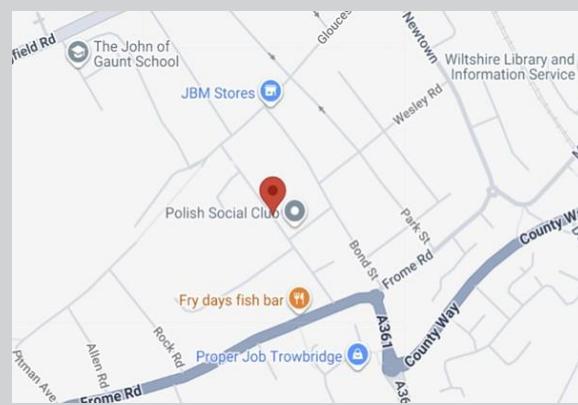


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intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

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

24 Fore Street, Trowbridge, Wiltshire, BA14 8ER
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The logo for Wright Residential. The word "Wright" is written in a bold, black, sans-serif font, with the "W" being significantly larger than the other letters. A thin horizontal line extends from the right side of the "t" to the left side of the "s". Below "Wright", the word "Residential" is written in a smaller, regular black font.