TOWN&COUNTRY
ESTATES

Seymour Road, Trowbridge, BA14 8LS

Offers In Excess Of £260,000

LOCATION

Trowbridge, the county town of Wiltshire, is ideally situated close to the picturesque market town of Bradford on Avon. The town offers an excellent range of shopping, leisure and everyday amenities, including a library, sports centres, well-regarded schools, churches, doctors' and dental surgeries, a post office, swimming pool, and a modern cinema complex with a choice of restaurants. Trowbridge railway station provides direct services to Bath, Bristol and London, while excellent road links make Salisbury, Bristol and Swindon all accessible within approximately an hour, making the town a popular choice for commuters.

DESCRIPTION

Offered for sale with no onward chain, this beautifully refurbished three-bedroom semi-detached home is conveniently situated within walking distance of the town centre. The property has been extensively improved throughout, including complete redecoration, new flooring and carpets, a stylish newly fitted kitchen with integrated appliances, and a contemporary shower room. Externally, the landscaped rear garden provides an attractive outdoor space, while off-street parking for two vehicles completes this fantastic home.

ENTRANCE HALL

The property is entered via a UPVC front door into the entrance hall, which features a UPVC double glazed window, radiator, and staircase rising to the first floor. A door leads through to the living room.

LIVING ROOM

13'9" x 15'2"

The living room is a bright and welcoming space featuring a UPVC double glazed window to the front, wood-effect laminate flooring, and a radiator. An opening flows seamlessly into the kitchen/diner.

KITCHEN/DINER

8'7" x 16'2"

The kitchen/diner has been newly fitted with a modern range of wall and base units, complemented by wood-effect laminate flooring and ample worktop space. Integrated appliances include an electric oven with an electric hob and extractor hood over, an inset stainless steel sink, and a built-in dishwasher, while there is additional space for a washing machine. A UPVC double glazed window overlooks the rear garden, with a further obscured UPVC double glazed window to the side allowing additional natural light. The room also benefits from a radiator, a useful understairs storage cupboard, and an obscured UPVC door providing access to the side.

CONSERVATORY

12'5" x 7'8"

The conservatory provides a versatile additional reception space, featuring tiled flooring, a radiator, power and lighting. UPVC French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living areas.

FIRST FLOOR LANDING
The first floor landing has been newly carpeted and benefits from a UPVC double glazed window to the side, providing plenty of natural light. Doors lead to all three bedrooms and the family bathroom, while a hatch provides access to the loft space.

SHOWER ROOM
The newly fitted shower room has been finished to a high standard and comprises a large walk-in mains-fed shower with a rainfall shower head, a concealed cistern WC, and a wash hand basin set within a stylish vanity unit. The room is further enhanced by a chrome heated towel rail, extractor fan, and an obscured UPVC double glazed window.

BEDROOM ONE
9'4" max x 13'0"
Bedroom One is a well-proportioned double bedroom that has been newly decorated and fitted with new carpeting. The room benefits from a UPVC double glazed window to the front, a radiator, and a built-in wardrobe providing useful storage.

BEDROOM TWO
9'6" x 10'4" max
Bedroom Two has also been newly decorated and benefits from new carpeting. The room features a UPVC double glazed window and a radiator.

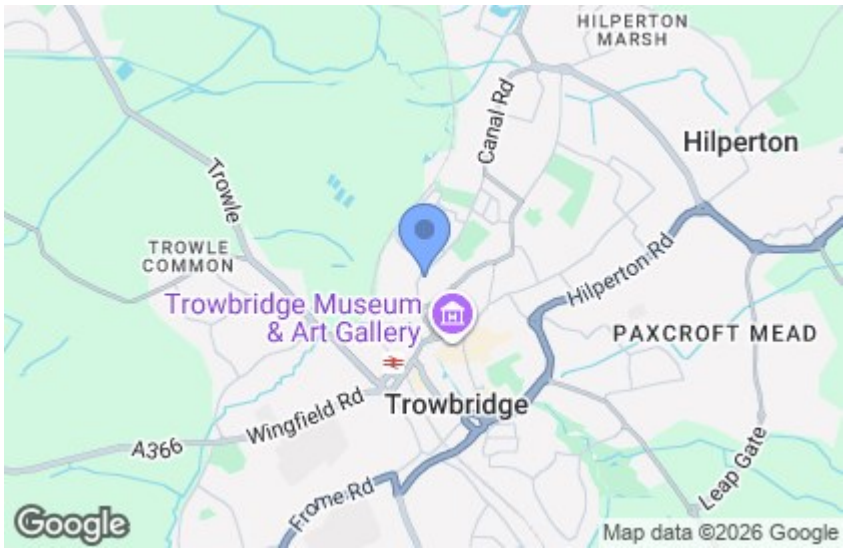
BEDROOM THREE
9'6" x 6'6"
Bedroom Three has been newly decorated and features a UPVC double glazed window and a radiator.

EXTERIOR

REAR GARDEN AND PARKING
The enclosed rear garden has been thoughtfully landscaped to provide an excellent outdoor entertaining space. A newly constructed raised patio is complemented by two sleeper-built planting beds, while the remainder of the garden is mainly laid to lawn. The garden is enclosed by timber fencing and benefits from gated rear access leading to off-street parking for two vehicles,. There is also gated access to the front of the property and an outside tap.

FRONT
The front garden is enclosed by timber picket fencing with a gated entrance. A pathway leads to the front door, while the remainder of the garden is mainly laid to lawn, creating an attractive approach to the property

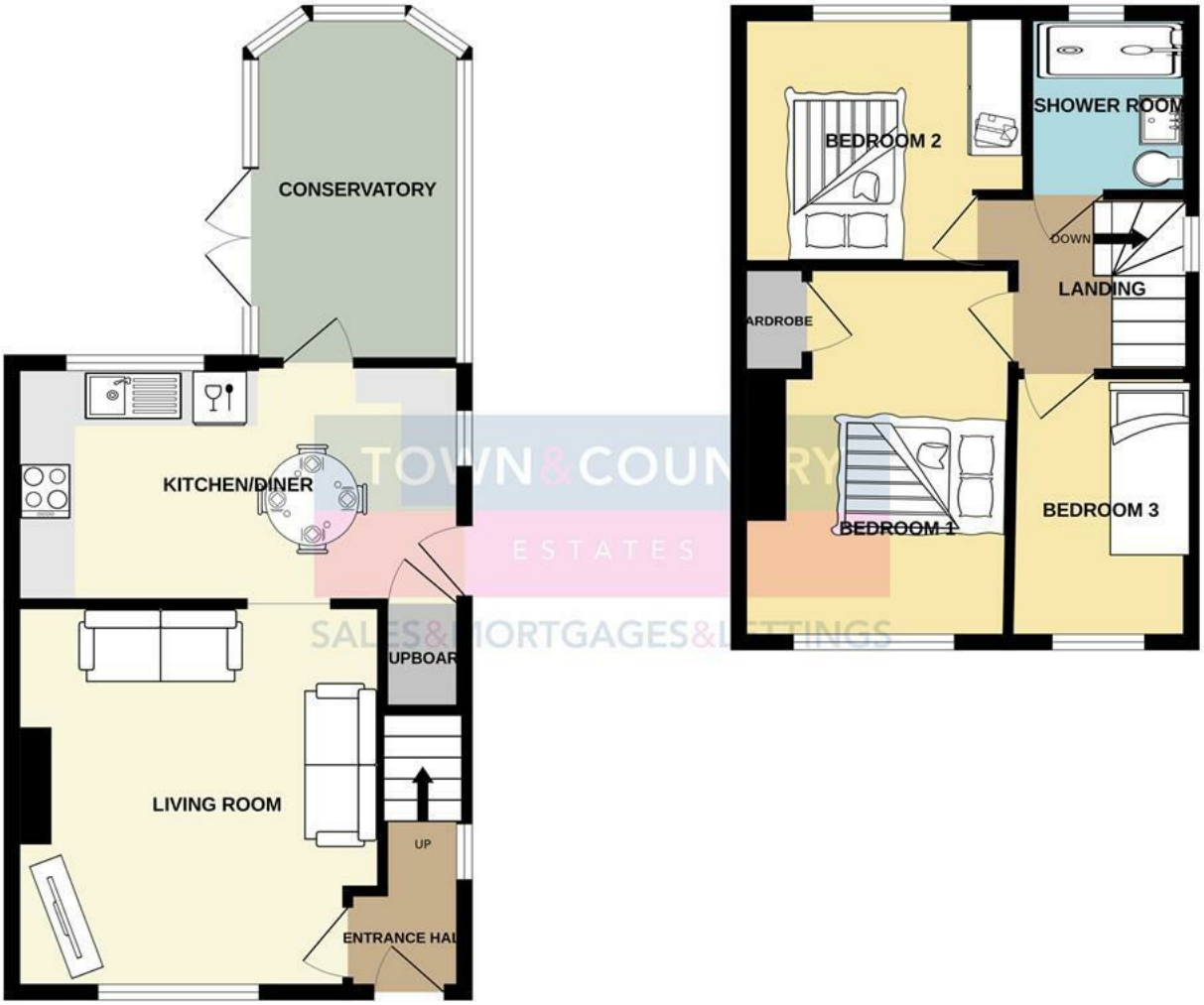
ADDITIONAL INFORMATION
Council tax band B



Carex

GROUND FLOOR
455 sq.ft. (42.2 sq.m.) approx.

1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



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TOTAL FLOOR AREA : 813 sq.ft. (75.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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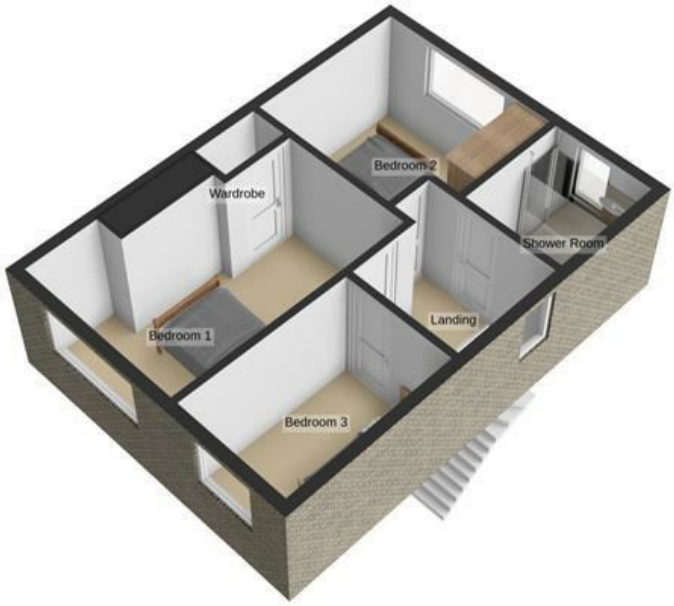

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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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