



Wrights
01225 755553

Haden Road, Trowbridge, Wiltshire, BA14 7AX

£215,000

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

The property comprises entrance hall, spacious lounge/diner with french doors opening onto the rear garden, a modern kitchen, two double bedrooms and a spacious first floor bathroom.

Further features include gas central heating, PVCu double glazing, a low maintenance enclosed rear garden and off road parking for two vehicles.



Well presented two bedroom home

Situated within easy reach of Trowbridge town centre

Spacious lounge/diner
Modern kitchen

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 double bedrooms

Spacious bathroom

Low maintenance rear garden

Off road parking for two vehicles



The property comprises

Ground Floor

Entrance Hall

With composite front door and stairs to the first floor.

Kitchen 9' 5" x 14' 9" (2.87m x 4.49m)max

With a range of eye level and base units, worktops with tiled splash backs, space for cooker with extractor hood over, space for fridge/freezer and washing machine, storage cupboard under the stairs and PVCu double glazed windows to the front and rear.

Lounge 15' 5" x 10' 11" (4.69m x 3.32m)

With radiator, PVCu double glazed windows to the front and rear and PVCu french doors opening onto the rear garden.

First Floor

Landing

With wood effect laminate flooring and PVCu double glazed window to the rear.

Bedroom 1 8' 11" x 10' 10" (2.73m x 3.29m)

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

Bedroom 2 6' 3" x 10' 11" (1.91m x 3.33m)

With wood effect laminate flooring, radiator, cupboard housing Worcester gas combi boiler and PVCu double glazed windows to the front and rear.

Bathroom 5' 11" x 7' 9" (1.80m x 2.35m)

With white suite comprising bath with shower attachment, close coupled W.C and pedestal hand basin, extractor fan and obscured PVCu double glazed window to the front.

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 - 10000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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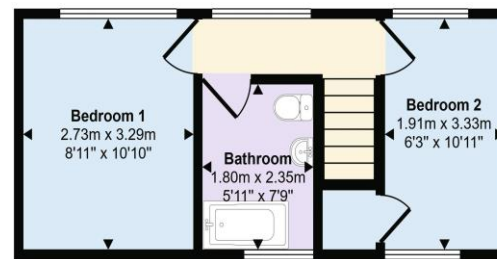
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Approx Gross Internal Area
56 sq m / 599 sq ft

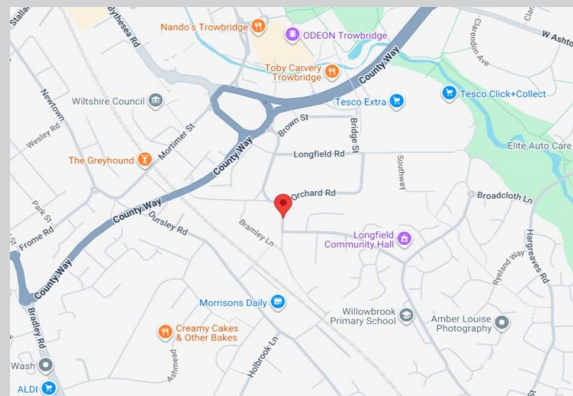
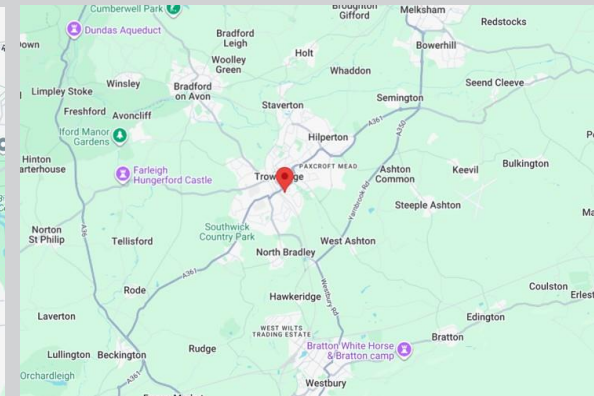


Ground Floor
Approx 30 sq m / 323 sq ft



First Floor
Approx 26 sq m / 276 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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Disclaimer

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: 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 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 had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.