



Wrights
01225 755553

Almond Grove, Trowbridge, Wiltshire, BA14 0HZ

£265,000

This well presented three bedroom mid terraced home is conveniently situated just off the popular College Road in Trowbridge.

The property offers well proportioned accommodation including a spacious kitchen/living area, separate utility room, conservatory and three good-sized bedrooms.

Further benefits include modern PVCu double glazing, a manageable rear garden and driveway parking for one vehicle.

The front garden also offers potential to create additional off-road parking by extending the existing driveway, subject to any necessary consents.



Well presented three bedroom property

Driveway parking for one vehicle

Close to schools and Trowbridge college

Generous kitchen and lounge

Separate utility room

Situation

The property is situated close to many local amenities including a choice of Primary and Secondary schools, Trowbridge College and a convenience store.

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.

Conservatory

Privately enclosed rear garden

Modern replacement PVCu double glazed windows

Gas central heating throughout



The property comprises

Front Porch

With tiled flooring and PVCu double glazed windows and door to the front garden and driveway.

Entrance Hall

With inset ceiling spotlights, radiator, stairs to first floor and PVCu doubled glazed window to the front.

Lounge 17' 8" x 12' 2" (5.38m x 3.72m)

With feature fireplace, radiator, PVCu double glazed window to the front and arch leading to the conservatory.

Conservatory 8' 7" x 8' 3" (2.62m x 2.51m)

With tiled floor, electric radiator and PVCu double glazed windows and patio door leading to the garden.

Kitchen 12' 7" x 9' 2" (3.83m x 2.79m) min

With tiled flooring, a range of eye level and base units, worktops with tiled splashbacks, integrated stainless steel sink and drainer unit, built in storage, space for fridge/freezer and free standing cooker and PVCu double glazing overlooking the garden.

Utility Room 4' 10" x 5' 9" (1.47m x 1.75m)

With tiled flooring, space for washing machine and tumble dryer, and PVCu double glazed window and door leading to the garden.

First Floor

First Floor Landing

With inset ceiling spotlights, loft hatch and PVCu double glazed window overlooking the rear garden.

Bedroom 1 9' 11" x 12' 2" (3.02m x 3.71m) min

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

Bedroom 2 11' 7" x 9' 3" (3.53m x 2.83m)

With built in storage, cupboard housing the immersion tank, radiator and PVCu double glazed window to the front.

Bedroom 3 9' 11" x 12' 3" (3.02m x 3.74m)

With radiator and PVCu double glazed window overlooking the garden.

Bathroom 5' 9" x 4' 6" (1.74m x 1.38m) min

With white suite comprising hand basin with vanity unit under, and bath with mains rainfall shower over, heated towel rail, extractor fan and obscured PVCu double glazed window to the rear.

W.C

With tiled walls, close coupled W.C and obscured PVCu double glazed window to the rear.

Externally

To the front

The property benefits from off road driveway parking for one vehicle, a low maintenance front garden and a designated bin storage area.

To the rear

The enclosed rear garden offers an area laid to lawn, a choice of seating areas, with a paved patio and raised decking providing the perfect spaces for enjoying the outdoors. There is also convenient access to a rear pathway, which leads directly to the main road.

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 X (XX) with a potential for X (XX)

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

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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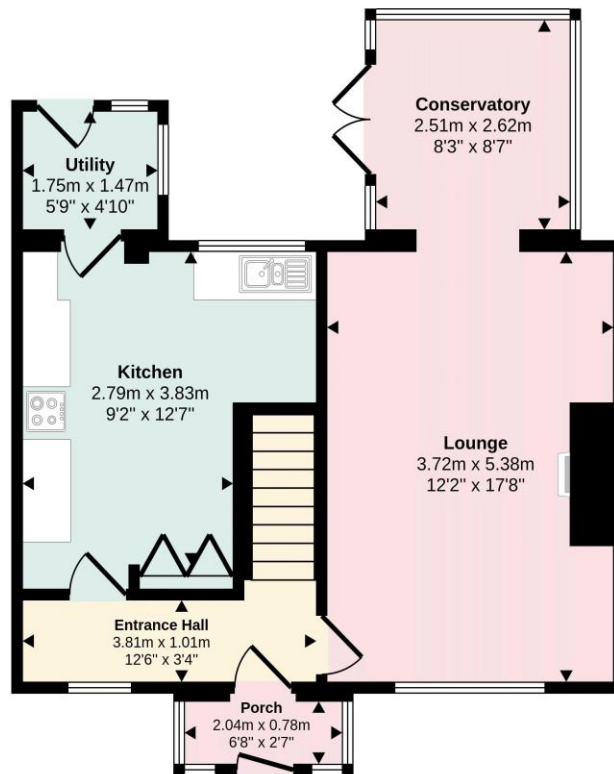


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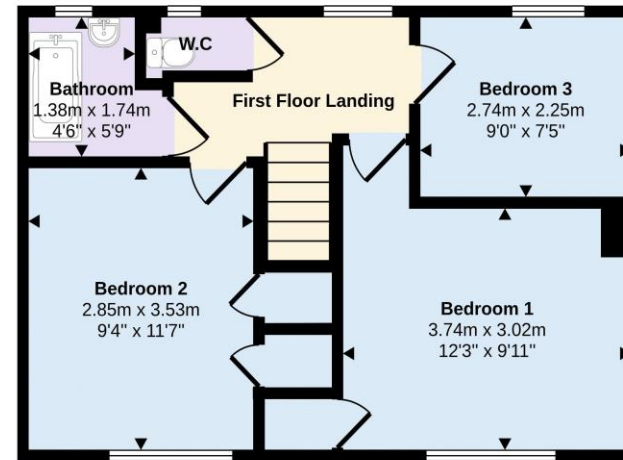
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Approx Gross Internal Area
95 sq m / 1027 sq ft



Ground Floor

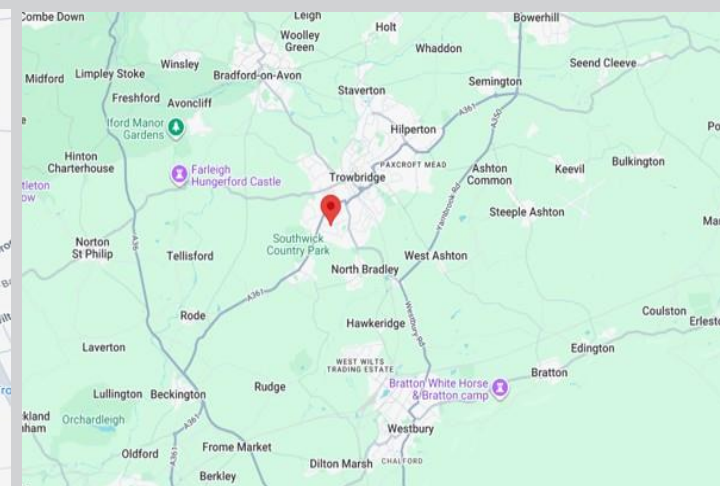
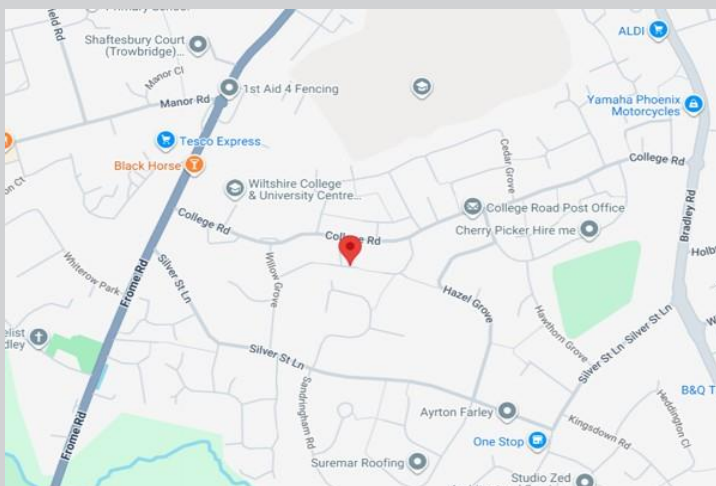
Approx 53 sq m / 572 sq ft



First Floor

Approx 42 sq m / 455 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

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