



Wrights
01225 755553

Barn Glebe, Trowbridge, Wiltshire, BA14 7JY

£200,000

Situated on a no through road within an established residential area, this two bedroom home offers well proportioned accommodation and provides an excellent opportunity for buyers looking to update and personalise a property to their own taste. The ground floor comprises an entrance hall, kitchen and a generous lounge/diner, whilst upstairs are two good sized bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden arranged over several levels, with access to a useful brick-built store. The property would benefit from some modernisation but offers plenty of potential and is sold with the benefit of no onward chain.

Situation

The property is situated in an established residential development, within walking distance of Trowbridge town centre. The County town of Trowbridge provides 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.



Two bedroom home
Established residential location
Generous lounge/diner
Separate kitchen
Two good sized bedrooms
Spacious bathroom

Enclosed, tiered rear garden

Gas central heating & PVCu double glazing

Non allocated parking to the front

No onward chain



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The property comprises

Ground Floor

Entrance Hall

With PVCu front door, storage cupboard and stairs to the first floor.

Lounge/Diner 11' 7" x 18' 1" (3.52m x 5.50m)

With two radiators, storage cupboard under the stairs, PVCu double glazed window to the rear and PVCu door to the rear garden.

Kitchen 8' 6" x 8' 5" (2.60m x 2.57m)

With a range of eye level and base units, worktops with tiled splash backs, space for cooker, fridge/freezer and washing machine, wall mounted Worcester gas boiler and PVCu double glazed window to the front.

First Floor

Landing

With radiator, airing cupboard housing hot water cylinder and loft access.

Bedroom 1 14' 6" x 9' 8" (4.41m x 2.94m)

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

Bedroom 2 12' 8" x 8' 6" (3.86m x 2.59m)

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

Bathroom 8' 8" x 8' 8" (2.64m x 2.63m) max

With suite comprising bath with electric shower over, close coupled W.C and pedestal hand basin, radiator and extractor fan.

Externally

To the front

The property is approached directly from the pavement, with a covered entrance beneath a tiled canopy and a small decorative gravelled area extending across the frontage. There are non-allocated residents' parking bays positioned to the front of the property, providing convenient off-road parking on a first-come, first-served basis.

To the rear

The enclosed rear garden is arranged over several levels, with paved patio areas providing space for outdoor seating and steps leading to the upper section. The garden is enclosed by timber fencing and there is also a useful area brick built store.

Tenure and Estate Management Charge

The property is sold as freehold. The property is subject to an annual estate management charge. The charge for the 2024/2025 period was £150.67. The charge for the current year has not yet been confirmed and may be subject to change.

Council tax

The property is currently in council tax band B.

EPC rating

The EPC rating is C (71), with a potential for B (83).

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 - 1000Mbps



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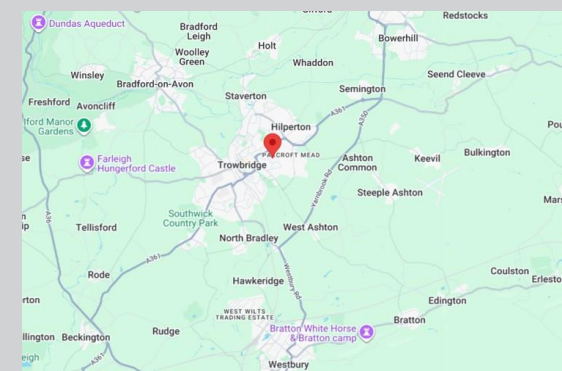
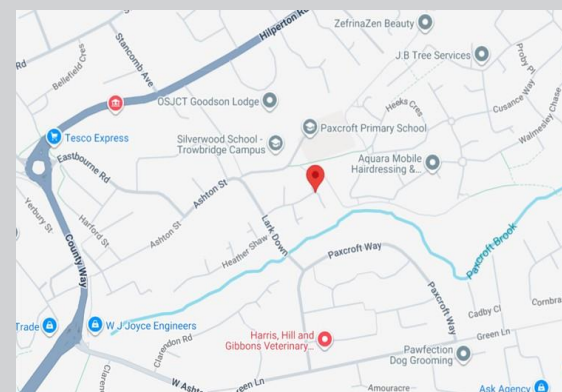
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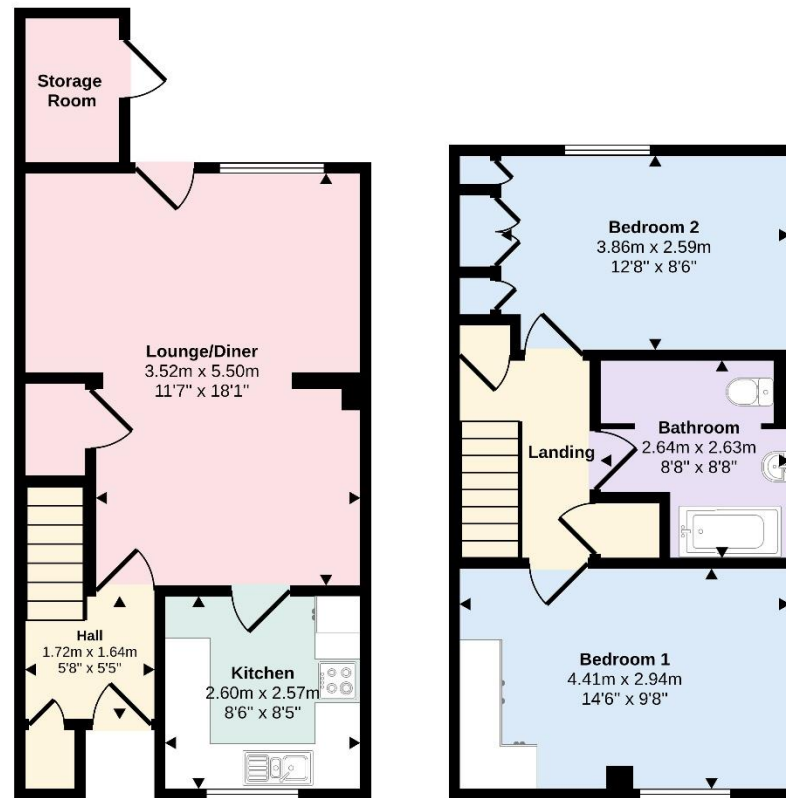


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Approx Gross Internal Area
75 sq m / 810 sq ft



Ground Floor
Approx 38 sq m / 409 sq ft

First Floor
Approx 37 sq m / 401 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.