



**Wrights**  
01225 755553

Wingfield Road, Trowbridge, Wiltshire, BA14 9EE

£190,000



Wrights Residential are delighted to present this two bedroom period home, ideally situated within easy walking distance of Trowbridge town centre and Trowbridge railway station.

Offering spacious accommodation throughout, the property features a lounge, spacious dining room, kitchen, two bedrooms and a family bathroom.

Further benefits include gas central heating, PVCu double glazing and a generous enclosed rear garden. Offered to the market with no onward chain.

### Situation

The property is well situated for many amenities including Trowbridge railway station, supermarkets, town centre shops, restaurants and cafes and the multiplex cinema. Access to London by train is direct via Westbury (approx 5 miles) and indirect via Trowbridge. The World Heritage City of Bath is just 15 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Two bedroom period home**

**Close to Trowbridge railway station**

**Within easy reach of Trowbridge town centre**

**Two reception rooms**

**First floor bathroom**

**Gas central heating**  
**PVCu double glazing**  
**Generous enclosed rear garden**  
**Ideal investment or first time buy**  
**No onward chain**



The property comprises

### Ground Floor

#### Entrance Hall

With wooden front door.

#### Lounge

*11' 2" x 9' 4" (3.40m x 2.85m)*

With radiator and PVCu double glazed window to the front.

#### Dining Room

*14' 3" x 12' 8" (4.35m x 3.86m)*

With two radiators and stairs to the first floor.

#### Kitchen

*14' 1" x 6' 2" (4.29m x 1.89m)*

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, inset sink and drainer unit, integrated electric oven and ceramic hob with extractor hood over, space for fridge/freezer and washing machine, wall mounted Worcester gas boiler, PVCu double glazed windows to the rear and PVCu door to the rear garden.

### First Floor

#### Landing

With radiator and loft access.

#### Bedroom 1

*14' 5" x 9' 4" (4.40m x 2.84m)*

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

#### Bedroom 2

*8' 4" x 7' 3" (2.54m x 2.21m)*

With radiator and PVCu double glazed window to the rear.

#### Bathroom

*5' 1" x 10' 2" (1.55m x 3.11m)*

With white suite comprising bath, close coupled W.C and pedestal hand basin, heated towel rail and obscured PVCu double glazed window to the rear.

## Externally

### To the front

The property is approached via steps leading to the front entrance, with a small enclosed front garden featuring established shrubs and mature planting enclosed by a low brick wall and wrought iron railings.

### To the rear

The generous enclosed rear garden offers a wonderful outdoor space with a good degree of privacy and is attractively landscaped with an extensive lawn, mature trees, established shrubs and well stocked flower beds. A paved patio adjoining the property provides an ideal space for outdoor dining and entertaining, while a pathway leads through the garden to a further seating area at the rear.

### Tenure

The property is sold as freehold.

### Council tax

The property is currently in council tax band C.

## EPC Rating

The EPC rating is C (76), with a potential for B (91).

## 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 and indoor coverage is likely - source Ofcom.



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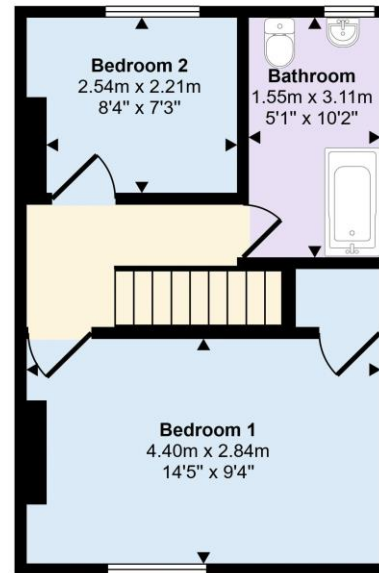
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Approx Gross Internal Area  
70 sq m / 755 sq ft



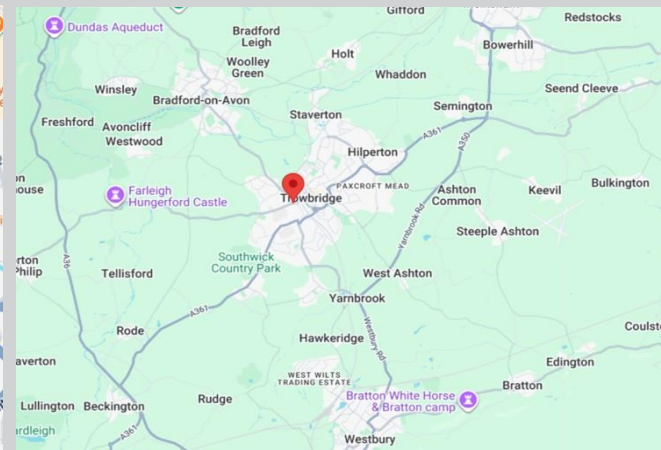
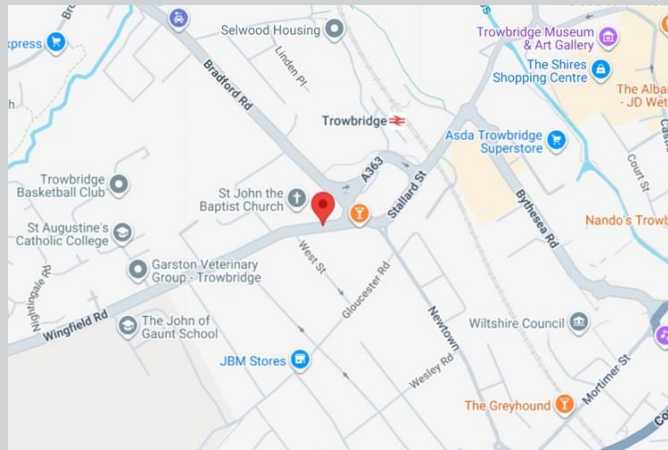
Ground Floor  
Approx 40 sq m / 427 sq ft



First Floor  
Approx 31 sq m / 329 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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