



Wrights
01225 755553

Manor Road, Trowbridge, Wiltshire, BA14 9HS

£200,000

Situation

The property is situated within a well established residential estate on the outskirts of Trowbridge, within easy reach of many local amenities as well as both primary and secondary schools.

The market 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 15 miles away, famed for its shopping, period buildings and many places of cultural interest.



Three bedroom semi detached property

Close to schools and amenities

Large enclosed rear garden

Driveway parking

Two reception rooms

Three well-proportioned bedrooms

Excellent potential for improvement

Gas central heating

PVCu double glazing

No onward chain



A three bedroom semi-detached home ideally situated close to a selection of well-regarded primary and secondary schools, as well as Trowbridge College.

The accommodation comprises an entrance hall, lounge, kitchen, dining room, three well-proportioned bedrooms and a bathroom.

Externally, the property benefits from a covered side path providing access to a store room, utility and W.C., along with a large private rear garden and driveway parking to the front.

The property is in need of renovation, offering excellent potential for improvement and personalisation, and is available with no onward chain.

The property comprises

Ground Floor

Entrance Porch

With PVCu front door and PVCu double glazed windows to the front and side.

Hall

With stairs to the first floor and coat cupboard.

Lounge *13' 9" x 11' 6" (4.20m x 3.51m)*

With radiator, fireplace with brick surround and PVCu double glazed window to the rear.

Kitchen

10' 11" x 5' 10" (3.33m x 1.79m)

With a range of eye level and base units, worktops with tiled splash backs, integrated electric hob, sink/drainage unit, space for washing machine, wall mounted gas boiler and PVCu double glazed window to the front.

Dining Room

11' 5" x 11' 9" (3.49m x 3.57m)

With radiator, fireplace with brick surround, built in storage cupboard, door to the side and PVCu french doors opening onto the rear garden.

First Floor

Landing

With PVCu double glazed window to the front.

Bedroom 1

11' 8" x 11' 9" (3.55m x 3.59m)

With radiator, linen cupboard and PVCu double glazed window to the rear.

Bedroom 2

12' 6" x 8' 10" (3.80m x 2.70m)

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

Bedroom 3

10' 8" x 8' 6" (3.26m x 2.59m) max

With radiator and PVCu double glazed window to the front.

Bathroom

With white suite comprising shower enclosure with electric shower, close coupled W.C and pedestal hand basin, radiator and obscured PVCu double glazed window to the front.

Externally

To the front

The front garden is laid to lawn with a central pathway leading to the front door, bordered by hedging and a variety of established shrubs. To the side, there is driveway parking, along with a door providing access to the covered side path which leads through to the rear garden.

To the rear

The rear garden is a particularly generous size and offers a good degree of privacy, being mainly laid to lawn with a range of mature trees, shrubs and established borders. A paved patio area adjoins the rear of the property, providing space for seating and outdoor entertaining, with pathways leading through the garden. The plot extends to the rear with a more natural, wildlife-friendly section, creating a varied and versatile outdoor space with excellent potential for landscaping.

Council tax

The property is in council tax band B.

Tenure

The property is sold as Freehold.

Energy Performance

The current EPC rating is D (65), with a potential for C (77).

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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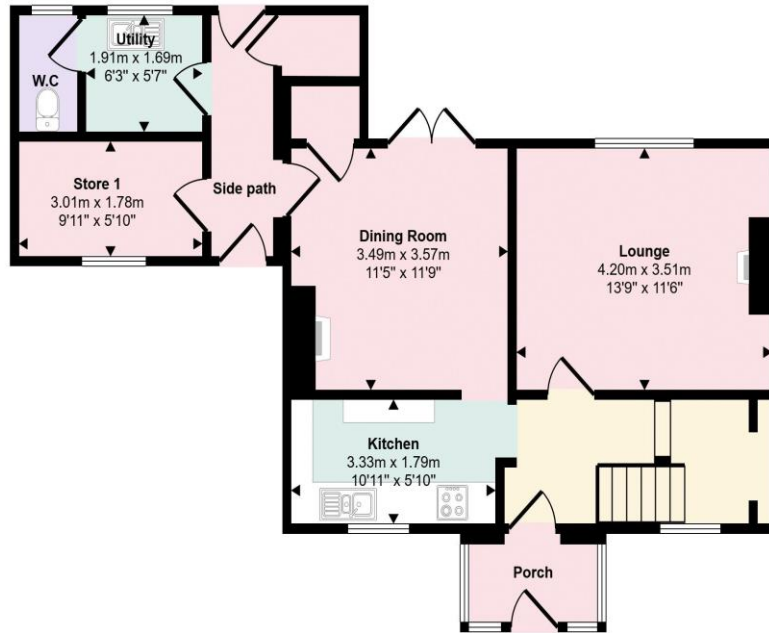


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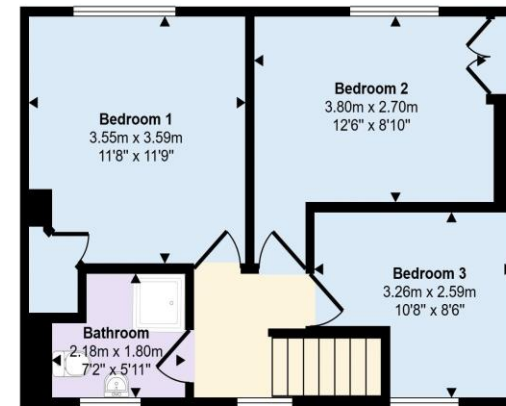
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Approx Gross Internal Area
108 sq m / 1165 sq ft

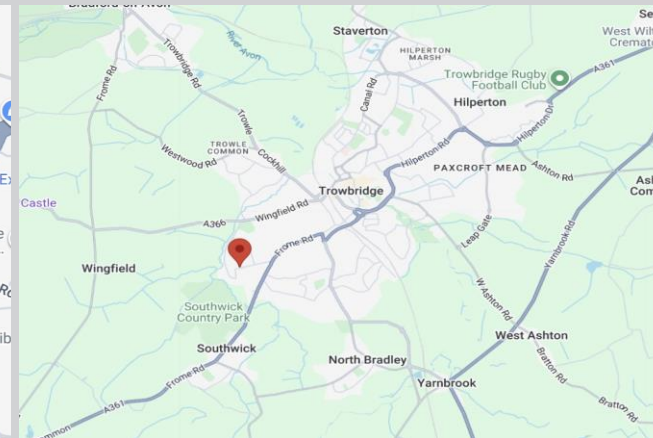
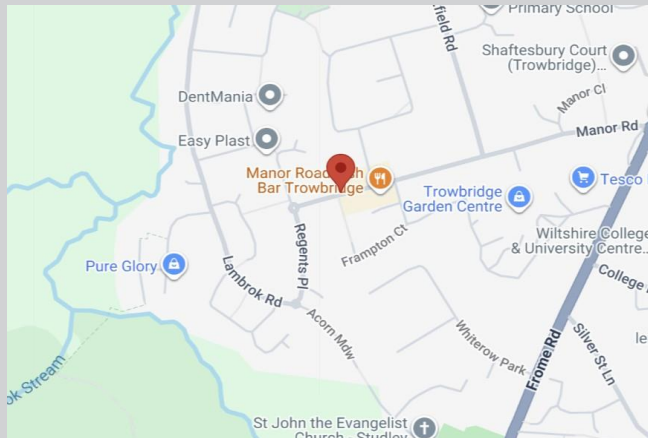


Ground Floor
Approx 65 sq m / 696 sq ft



First Floor
Approx 44 sq m / 469 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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