

Wrights
01225 755553

Frome Road, Trowbridge, Wiltshire, BA14 0DS

£175,000

This beautifully presented and recently renovated three bedroom first floor maisonette is situated on Frome Road in Trowbridge, offering spacious and well proportioned accommodation throughout. The property comprises a private entrance with stairs leading to the first floor, a generous lounge/diner with plenty of natural light, a modern fitted kitchen, three well proportioned bedrooms and a family bathroom.

Further benefits include gas central heating with a recently fitted boiler, PVCu double glazing, access to a communal garden and one allocated off road parking space. The property is offered for sale with no onward chain, making it an ideal purchase for first time buyers, downsizers or investors.



Spacious Three Bedroom First Floor Maisonette

Beautifully Presented and Recently Renovated Throughout

Generous Lounge/Diner

Modern Fitted Kitchen

Three Well Proportioned Bedrooms

Situation

The property is situated close to many local amenities including a choice of Primary and Secondary schools and Trowbridge railway station. 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.

Spacious Bathroom with Shower Over Bath

Gas Central Heating with Recently Fitted Boiler

Communal Garden

One Allocated Off Road Parking Space

No Onward Chain



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553

The property comprises

Ground floor

Entrance Hall
With PVCu front door and stairs to the first floor.

First floor

Landing
With two radiators, loft access, large built in storage cupboard and cupboard housing gas boiler.

Lounge *12' 2" x 16' 1" (3.70m x 4.90m)*
With radiator and two PVCu double glazed windows.

Kitchen *5' 9" x 10' 8" (1.76m x 3.24m)max*
With a range of eye level and base units, worktop with tiled splash back, integrated electric oven and induction hob with extractor hood over, one and a half bowl sink/drainer unit, space for fridge/freezer and washing machine, wall mounted electric heater and PVCu double glazed window.

Bedroom 1 *11' 5" x 13' 8" (3.49m x 4.16m)*
With radiator and PVCu double glazed window.

Bedroom 2 *9' 9" x 11' 7" (2.97m x 3.54m)*
With radiator and PVCu double glazed window.

Bedroom 3 *7' 7" x 8' 8" (2.31m x 2.64m)*
With radiator and PVCu double glazed window.

Bathroom *4' 10" x 10' 4" (1.48m x 3.16m)*
With whit suite comprising bath with electric shower over, pedestal hand basin and close coupled W.C, radiator, extractor fan and obscured PVCu double glazed window.

Externally
The property offers access to a spacious communal garden and allocated parking for one vehicle.

Tenure
The property is sold as leasehold.

Council tax
The property is currently in council tax band A.

EPC rating
The EPC rating is C (75), with a potential for C (78).

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 good - source Ofcom.









EXCLUSIVE MORTGAGE ADVICE FOR WRIGHTS RESIDENTIAL WITH

GEM MORTGAGES

Gemma Coleman
Telephone 01225 755553
Mobile: 07717 749944
Email: gemma@gemmortgages.co.uk

CALL NOW FOR FREE MORTGAGE ADVICE THAT YOU CAN TRUST





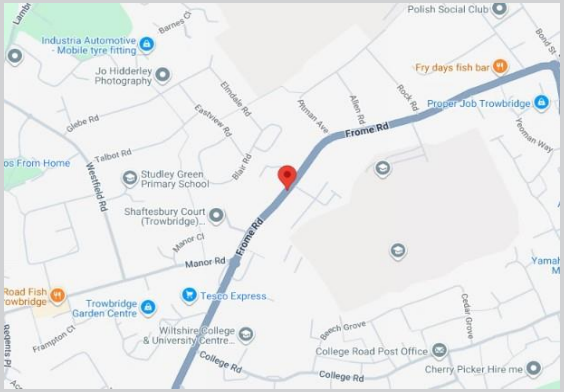








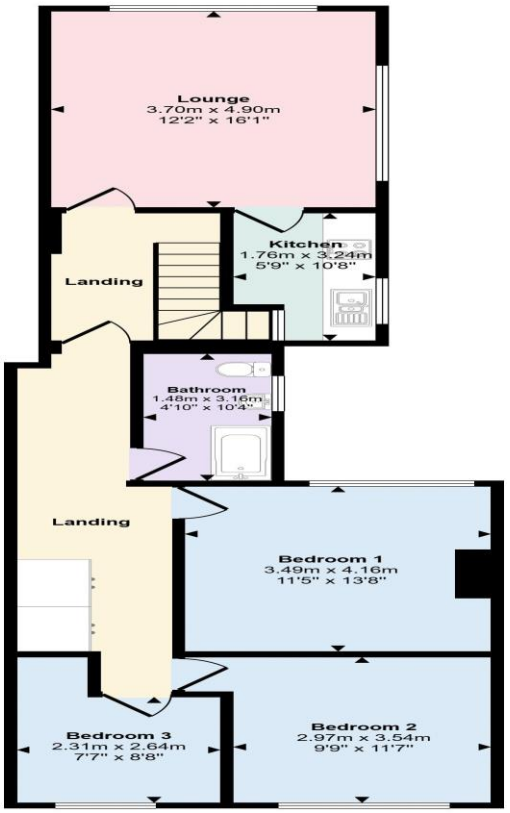






Wrights
01225 755553
info@wrightsresidential.co.uk | www.wrightsresidential.co.uk
01225 755553

Approx Gross Internal Area
84 sq m / 900 sq ft



First Floor

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.

Wrights

T 01225 755553
E info@wrightsresidential.co.uk
W www.wrightsresidential.co.uk
A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

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.