



Wrights
01225 755553

Shrewton Close, Trowbridge, Wiltshire, BA14 0XS

£250,000

This charming three bedroom mid terraced property is well located at the end of a quiet cul-de-sac just off Wiltshire Drive in Trowbridge.

Features include a modern kitchen and bathroom, gas central heating, fully enclosed rear garden, garage with power, driveway parking for two vehicles and PVCu double glazing throughout.

Sold with the benefit of no onward chain!

Situation

The property is situated in a quiet a cul-de-sac, 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.



Three bedroom property

Quiet cul-de-sac location

Fully enclosed rear garden

Modern kitchen and bathroom

Gas central heating

Driveway parking for two vehicles

Garage with power

PVCu double glazing

Sold with the benefit of no onward chain!



The property comprises

Ground Floor

Entrance hall

With PVCu front door and radiator.

Kitchen

7' 3" x 9' 11" (2.22m x 3.03m)

With a range of eye level and base units, work tops with tiled splash backs, stainless steel sink/drain unit, space for electric cooker, integrated fridge/freezer, space for dishwasher and washing machine, wall mounted gas boiler, radiator and PVCu double glazed window to the front.

Lounge

13' 5" x 15' 4" (4.09m x 4.68m)

With gas fire, under stairs cupboard with built in shelving, radiator and PVCu double glazed patio doors opening on to the rear garden.

First Floor

Landing

With airing cupboard and loft hatch.

Bedroom 1

13' 8" x 8' 2" (4.16m x 2.49m)

With radiator and PVCu double glazed window to the rear.

Bedroom 2

6' 9" x 11' 7" (2.05m x 3.52m)

With radiator and PVCu double glazed window to the front.

Bedroom 3

6' 6" x 6' 6" (1.99m x 1.99m)

With radiator and PVCu double glazed window to the front.

Bathroom

7' 0" x 4' 8" (2.14m x 1.43m)

With wood laminate flooring, white suite comprising bath with mains shower over, close coupled W.C and hand basin with vanity unit underneath, shaver socket, extractor fan and radiator.

Externally

To the Front

The front of the property offers an area laid to lawn with a paved pathway leading to the front door, and a separate storage cupboard housing the consumer unit and meters.

Garage

To the front of the property is the garage with power, light and an up and over door. Driveway parking for two vehicles in front.

To the rear

The fully enclosed rear garden comprises of a separate patio area ideal for outdoor dining, and an area laid to lawn with borders around, perfect for planting a variety of shrubs and plants. A path provides gated access to the rear.

Tenure

The property is sold as freehold.

Council Tax

The property is currently in council tax band C.

EPC rating

The current EPC rating is D (62), with a potential for B (88).

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 - 10000Mbps

Mobile Phone Coverage

Outdoor coverage is likely - 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





Wrights
01225 755553

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

01225 755553



Wrights
01225 755553

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

01225 755553

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

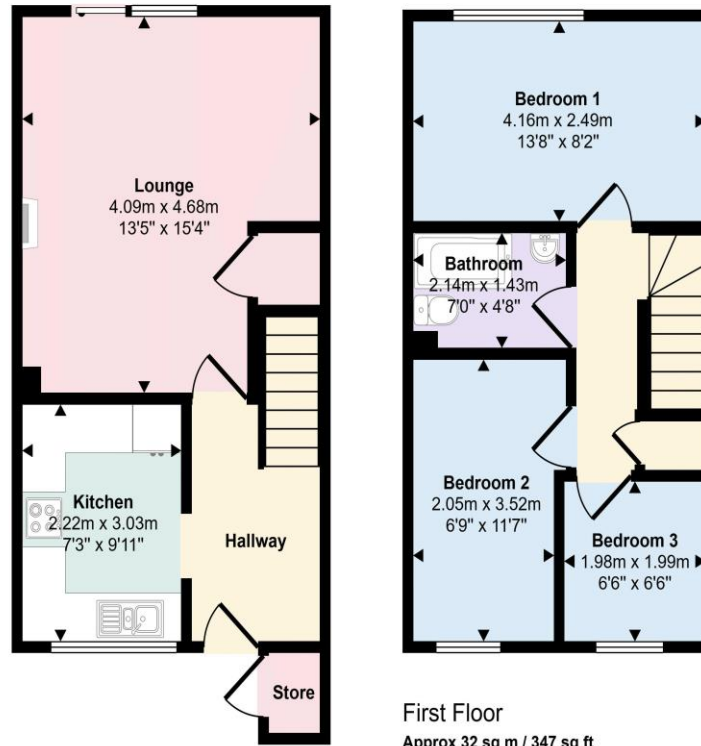


Wrights
01225 755553

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

01225 755553

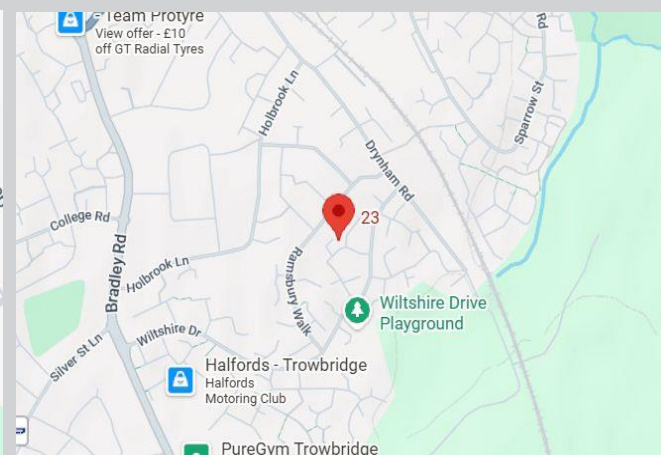
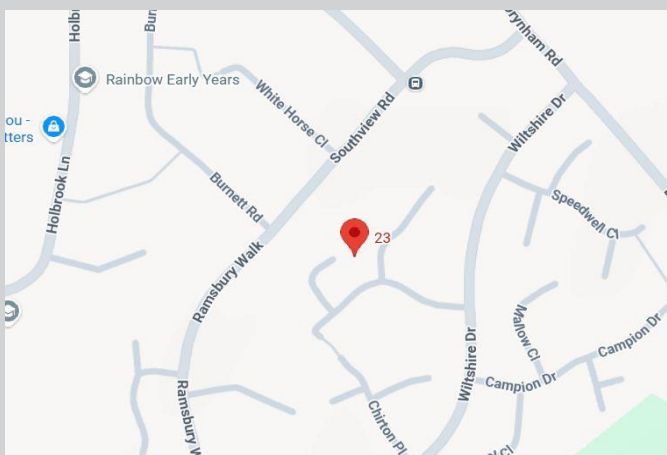
Approx Gross Internal Area
65 sq m / 703 sq ft



Ground Floor
Approx 33 sq m / 356 sq ft

First Floor
Approx 32 sq m / 347 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.



Wrights
01225 755553

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

01225 755553



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 or 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.