



**Wrights**  
01225 755553

Bond Street, Trowbridge, Wiltshire, BA14 0AS

£200,000

This well presented two-bedroom period property is ideally situated within easy reach of Trowbridge town centre and railway station. The accommodation features a spacious open plan lounge/dining room with a working log burner, a modern updated kitchen and bathroom, and two well proportioned bedrooms. Further benefits include a low maintenance rear garden, a substantial garage, and PVCu double glazing throughout. Sold with the benefit of no onward chain.



**Two bedroom period property**  
**Popular location close to the town centre and railway station**  
**Open plan living**  
**Functioning log burner**  
**Recently modernised kitchen and shower room**

### 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.

**Enclosed low maintenance rear garden**  
**Garage providing extra storage space**  
**Gas combination boiler**  
**PVCu double glazing throughout**  
**Sold with the benefit of no onward chain!**



## The Property Comprises

### Ground Floor

#### **Dining Room** 10' 0" x 12' 0" (3.05m x 3.66m)

With feature fireplace, radiator and PVCu double glazed window to the front.

#### **Lounge** 14' 5" x 11' 2" (4.39m x 3.40m)

With working log burner, radiator, stairs to the first floor and single paned window and doors leading to the kitchen.

#### **Kitchen** 10' 6" x 8' 7" (3.20m x 2.62m)

With a range of modern eye level and base units, worktops with tiled splash backs, integrated gas hob with extractor hood over, electric oven and stainless steel sink and drainer unit, space for fridge/freezer, radiator and obscured PVCu double glazed window to the rear.

#### **Hall**

With PVCu double glazed door opening onto the garden.

#### **Storage cupboard**

With space for a washing machine.

#### **Shower Room** 6' 6" x 5' 8" (1.98m x 1.72m)

Recently updated with fully tiled walls and flooring, inset ceiling spotlights, white suite comprising shower enclosure with rainfall attachment, close coupled W.C and pedestal hand basin, heated towel rail and obscured PVCu double glazed window to the side.

### First Floor

#### **First Floor Landing**

With loft hatch.

#### **Bedroom 1** 10' 4" x 11' 3" (3.15m x 3.44m)

With radiator, built in storage cupboard housing gas combi boiler and PVCu double glazed window to the front.

#### **Bedroom 2** 13' 5" x 7' 3" (4.09m x 2.20m)

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

### Externally

#### **To the front**

With a walled concrete area, ideal for bin storage or additional outdoor utility space.

#### **Garage** 16' 1" x 9' 11" (4.91m x 3.03m)

With up and over door and PVCu double glazed window and door to the garden.

#### **To the rear**

The enclosed rear garden is mainly laid to patio with a raised decking area, creating an excellent low maintenance outdoor space with ample room for seating and entertaining.



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Approx Gross Internal Area  
77 sq m / 830 sq ft

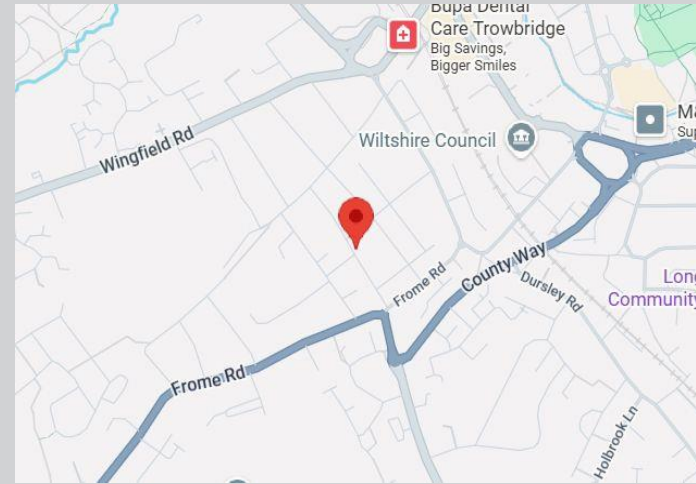
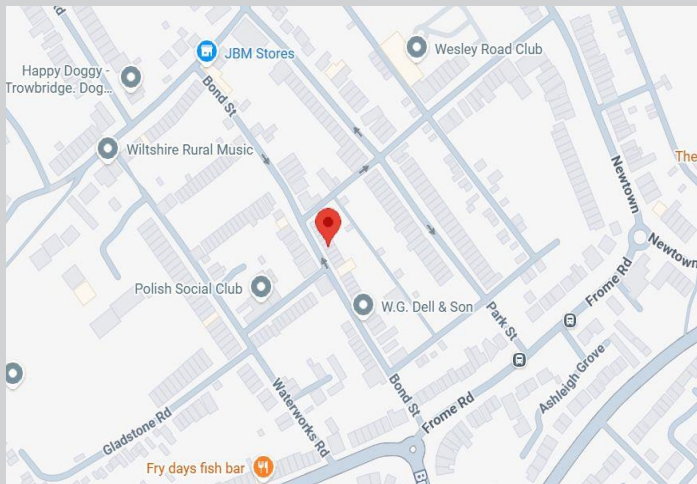


Ground Floor  
Approx 39 sq m / 416 sq ft

First Floor  
Approx 24 sq m / 254 sq ft

Garage  
Approx 15 sq m / 160 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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