



Wrights
01225 755553

Talbot Road, Trowbridge, Wiltshire, BA14 9JP

£260,000

This beautifully presented three bedroom terraced property is situated within easy reach of a selection of primary and secondary schools as well as Trowbridge college.

Features include a generous and private enclosed rear garden, driveway parking for two vehicles, a modern fitted kitchen and utility room, a spacious lounge/diner, bathroom with four piece suite and three good size bedrooms. Sold with the benefit of no onward chain.

Situation

The property is conveniently situated close to many local amenities including a choice of Primary and Secondary schools, convenience stores and Trowbridge college.

Trowbridge railway station is within walking distance and 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.



**Beautifully presented
three bedroom terraced
house**

**Situated close to a
selection of schools and
Trowbridge college**

**Generous and private
enclosed rear garden**

**Recently laid driveway
parking**

**Modern fitted kitchen
and utility room**

Spacious lounge/diner

**Bathroom with four piece
suite**

**Three good sized
bedrooms**

**Gas central heating and
PVCu double glazing**

No onward chain



The property comprises

Ground Floor

Entrance Porch

With sliding front door with obscured glass, tiled flooring and obscured window to the side.

Entrance Hall

With tiled flooring, coved ceiling and stairs to the first floor. Opens into...

Kitchen

12' 2" x 7' 9" (3.71m x 2.37m)

With tiled flooring, a range of eye level and base units, solid wooden worktops with tiled splashbacks, integrated electric oven and four ring gas hob with extractor fan over, one and a half bowl sink/drain, integrated dishwasher, space for fridge freezer, radiator, coved ceiling and PVCu double glazed window to the front. Opens into...

Lounge/Diner

20' 10" x 11' 5" (6.34m x 3.49m)

With wood laminate flooring, two designer radiators, electric fire with brick surround, coved ceiling and two PVCu double glazed windows to the rear.

Utility room

4' 11" x 14' 8" (1.50m x 4.46m)

With tiled flooring, a range of eye level and base units, worktop with tiled splashback, space for washing machine, coved ceiling, PVCu door to the front and back door opening onto the rear garden.

First Floor

Landing

With coved ceiling and PVCu double glazed window to the front.

Bedroom 1 *12' 2" x 11' 7" (3.72m x 3.53m)*

With double panel radiator, airing cupboard, storage cupboard housing gas boiler (approx 2 years old), coved ceiling and PVCu double glazed window to the rear.

Bedroom 2 *11' 9" x 8' 4" (3.58m x 2.54m)*

With radiator, coved ceiling, loft hatch, built in wardrobe and PVCu double glazed window to the rear.

Bedroom 3 *7' 11" x 9' 1" (2.42m x 2.77m)*

With radiator and PVCu double glazed window to the front.

Bathroom

With wood effect tiled flooring, four piece white suite comprising bath with shower attachment, shower enclosure with mains shower, hand basin and W.C, heated towel rail, extractor fan, ceiling spotlights and two obscured PVCu double glazed windows to the front.

Externally

To the front

A recently laid block paved driveway provides off road parking for two vehicles and two entrances into the property.

To the rear

The property benefits from a well maintained and thoughtfully landscaped rear garden, predominantly laid to lawn and enclosed by timber fencing, providing a good degree of privacy. Immediately to the rear of the property is a covered patio area with a fitted canopy, creating an ideal space for outdoor dining and entertaining throughout the year. This area has been enhanced with artificial lawn for ease of maintenance and features space for seating.

The main garden is laid to lawn with established planted borders to the side, incorporating a variety of shrubs and small trees. A paved pathway runs along the right-hand side, leading to a timber storage shed positioned at the rear of the garden. Further features include an outside tap, external lighting and a useful brick built storage shed.

Council tax

The property is currently in council tax band B.

Tenure

The property is sold as Freehold.

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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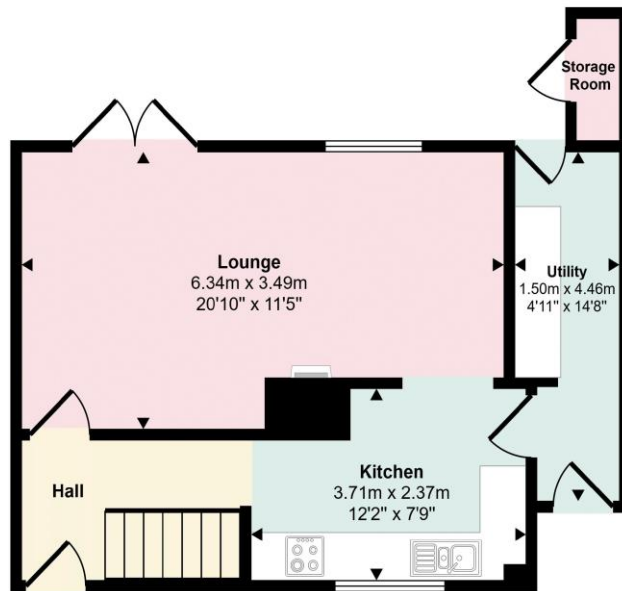


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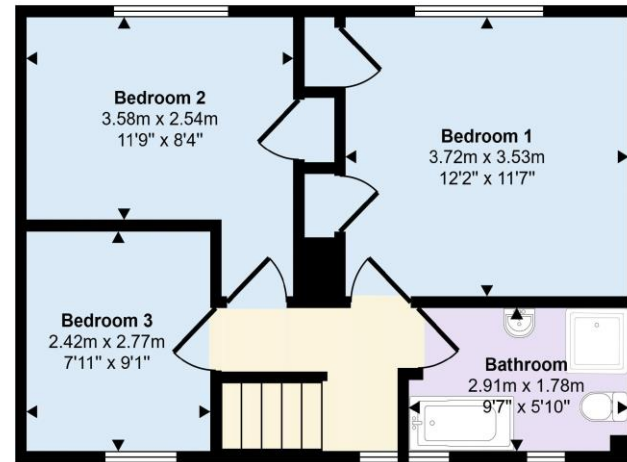
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Approx Gross Internal Area
86 sq m / 929 sq ft

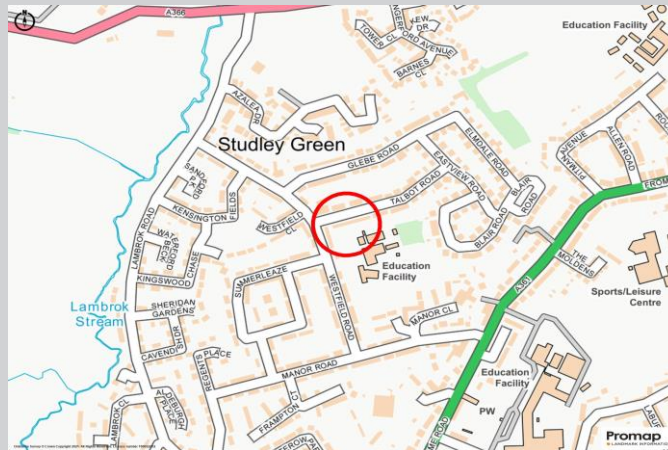


Ground Floor
Approx 43 sq m / 461 sq ft



First Floor
Approx 43 sq m / 468 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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info@wrightsresidential.co.uk

www.wrightsresidential.co.uk

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.