



Wrights
01225 755553

Wesley Road, Trowbridge, Wiltshire, BA14 0AX

£200,000

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 two bedroom period property

Conveniently situated within easy reach of Trowbridge town centre and railway station

Excellent opportunity to modernise and improve

Spacious lounge/dining room

Kitchen with adjoining utility room

Two well proportioned bedrooms

Generous family bathroom

Large enclosed rear garden

No onward chain

Ideal first time purchase or investment



This two bedroom period home is conveniently situated within easy reach of Trowbridge town centre and railway station.

Offering excellent potential for improvement, the accommodation comprises an entrance hall, spacious lounge/dining room, kitchen and utility room on the ground floor.

Upstairs, there are two well-proportioned bedrooms and a generous family bathroom.

Externally, the property benefits from a large enclosed rear garden. Requiring some updating throughout, this property presents an excellent opportunity for buyers looking to create a home to their own taste.

The property is offered for sale with the benefit of no onward chain.

The property comprises

Ground Floor

Entrance Hall

With wooden front door, wood flooring, radiator and stairs to the first floor.

Lounge/Diner 10' 2" x 23' 4" (3.11m x 7.11m)

With wood flooring, two radiators, feature fireplace, two storage cupboards under the stairs, PVCu double glazed bay window to the front and PVCu door to the rear garden.

Kitchen 7' 1" x 9' 3" (2.17m x 2.83m)

With tiled flooring, base units, wood laminate worktops with tiled splash backs, inset ceramic sink unit and PVCu double glazed windows to the side and rear.

Utility room

With tiled flooring, wall mounted gas combi boiler, PVCu double glazed window to the side and PVCu door to the rear garden.

First Floor

Landing

With loft access.

Bedroom 1 *13' 10" x 11' 8" (4.21m x 3.55m)*

With wood flooring, radiator, decorative coving and two PVCu double glazed windows to the front.

Bedroom 2 *8' 6" x 10' 11" (2.59m x 3.34m)*

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

Bathroom *7' 3" x 9' 11" (2.22m x 3.01m)*

With four piece white suite comprising bath, quadrant shower enclosure with mains rainfall shower, close coupled W.C and pedestal hand basin, heated towel rail and obscured PVCu double glazed to the rear.

Externally

To the front

The property is set back from the road behind an attractive enclosed front garden with mature shrubs and established planting. A paved pathway leads to the front door, while on-road parking is available to the front of the property on a non-allocated basis.

To the rear

The generous rear garden offers excellent potential to create a wonderful outdoor space. A paved patio adjoins the property, providing an ideal seating area, while steps lead up to the main garden, which is laid predominantly to soil with mature trees, shrubs and established planting. The garden is enclosed by timber fencing and offers plenty of scope for landscaping to suit a purchaser's own tastes.

Tenure

The property is sold as freehold.

Council tax

The property is currently in council tax band B.

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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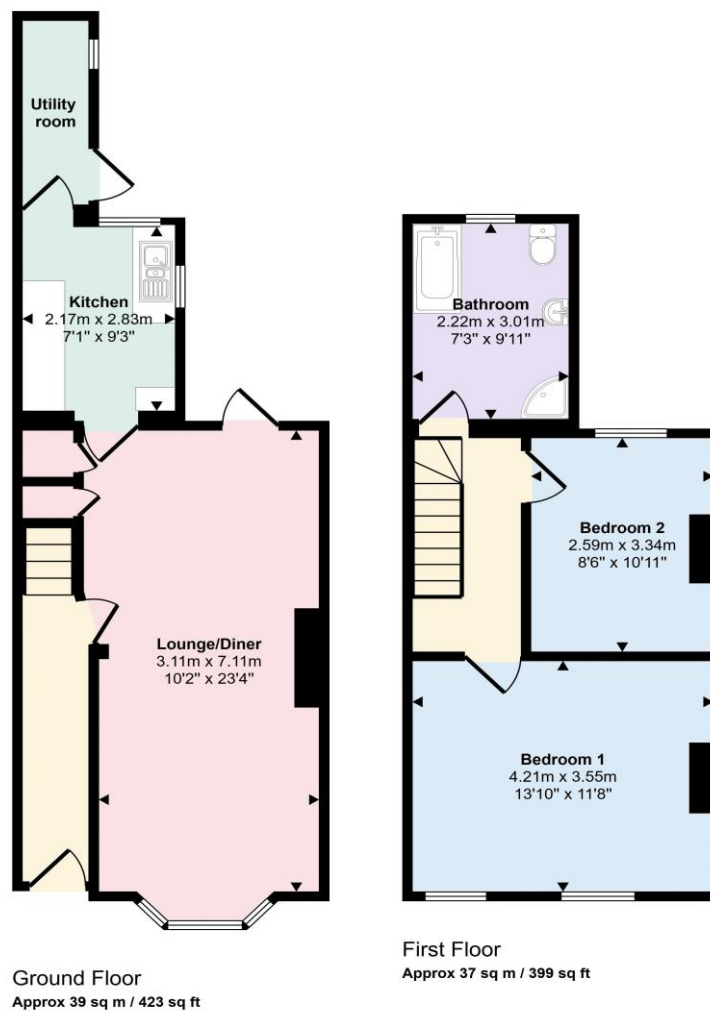


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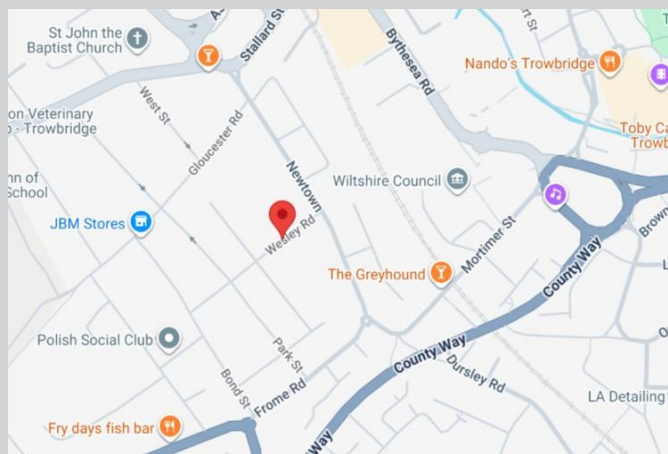
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Approx Gross Internal Area
76 sq m / 822 sq ft



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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Disclaimer

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