

Wrights
01225 755553

Jasmine Way, Trowbridge, Wiltshire, BA14 7SW

£220,000

Situation

The property is situated on a cul-de-sac within the popular Lavender Fields development, just a 10 minute level walk from the town centre and offering easy access to Biss Meadows Country Park. The town centre of Trowbridge provides 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 12 miles away, famed for its shopping, period buildings and many places of cultural interest.



Two Bedroom Mid Terraced Property

Popular Lavender Fields Development

Close to Biss Meadows Country Park

Spacious Lounge/Diner

Fitted Kitchen

Enclosed Low-Maintenance Rear Garden

Garage & Driveway Parking

Gas Central Heating & PVCu Double Glazing

Within Easy Reach of Trowbridge Town Centre

Sold with No Onward Chain – Subject to Probate



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This well proportioned two bedroom mid terraced property is situated within the popular Lavender Fields development, close to Biss Meadows Country Park and within easy reach of Trowbridge town centre.

The accommodation comprises an entrance hall, fitted kitchen and spacious lounge/diner with patio doors opening onto the enclosed, low-maintenance rear garden. Upstairs are two bedrooms and a bathroom.

Further benefits include gas central heating, PVCu double glazing, a garage and driveway parking to the side. Sold with the benefit of no onward chain, subject to probate.

The property comprises

Ground Floor

Entrance Hall
With radiator and stairs to the first floor.

Kitchen
5' 5" x 9' 7" (1.65m x 2.91m)
With a range of eye level and base units, worktops with tiled splashbacks, inset sink and drainer unit, integrated electric oven and gas hob with extractor hood over, space for fridge/freezer and washing machine, radiator and PVCu double glazed window to the front.

Lounge/Diner
11' 8" x 14' 2" (3.56m x 4.32m)
With radiator and PVCu sliding patio doors to the garden.

First Floor

Landing
With loft access.

Bedroom 1
11' 7" x 8' 4" (3.54m x 2.53m)
With radiator, airing cupboard housing Vaillant gas boiler and PVCu double glazed window to the front.

Bedroom 2
11' 7" x 8' 7" (3.52m x 2.62m)
With radiator and PVCu double glazed window to the rear.

Bathroom
5' 6" x 6' 3" (1.67m x 1.90m)
With white suite comprising bath with shower attachment, close coupled W.C and pedestal hand basin, radiator and extractor fan.

Externally

To the front
To the front of the property is a low-maintenance gravelled garden, with a paved pathway leading to the front entrance.

Garage and parking
8' 2" x 16' 1" (2.49m x 4.91m)
With up and over door to the front and eaves storage space. Driveway parking in front.

To the rear
The enclosed rear garden is designed for easy maintenance, being predominantly paved with gravelled borders and enclosed by timber fencing. There is ample space for outdoor seating and entertaining, with gated access to the rear.

Tenure
The property is sold as freehold.

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

EPC rating
The EPC rating is C (72), with a potential for B (87).

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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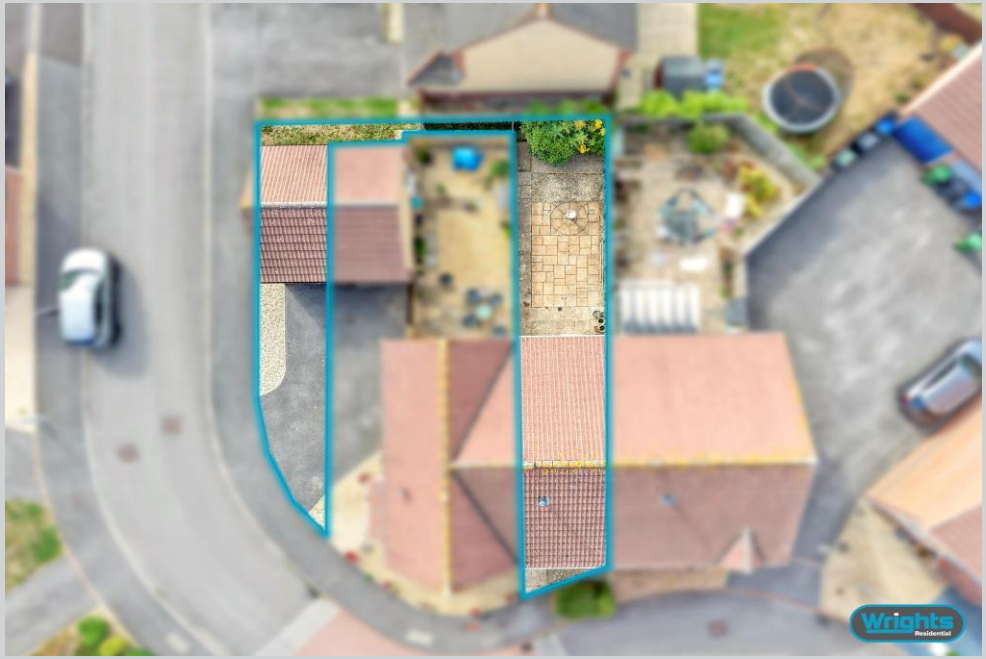


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Approx Gross Internal Area
65 sq m / 696 sq ft

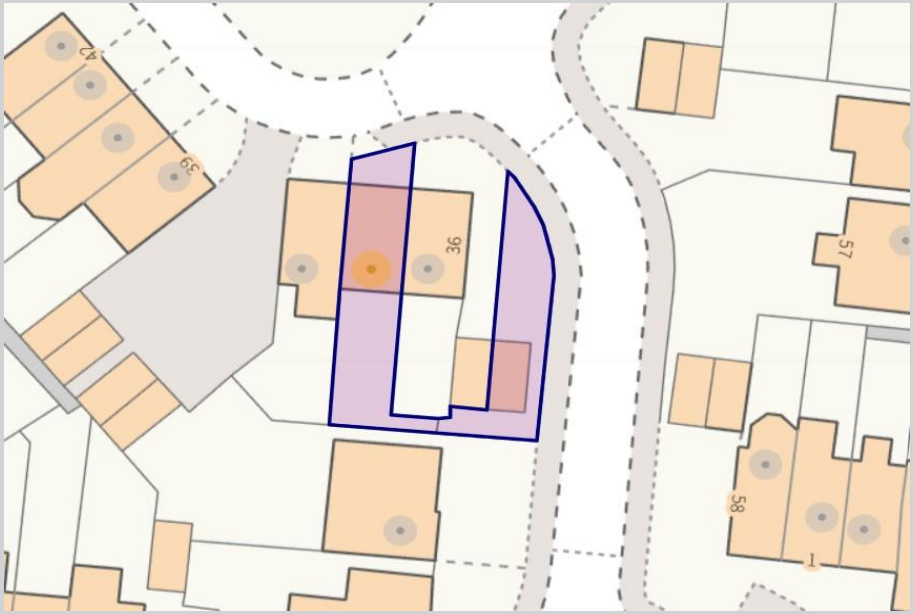


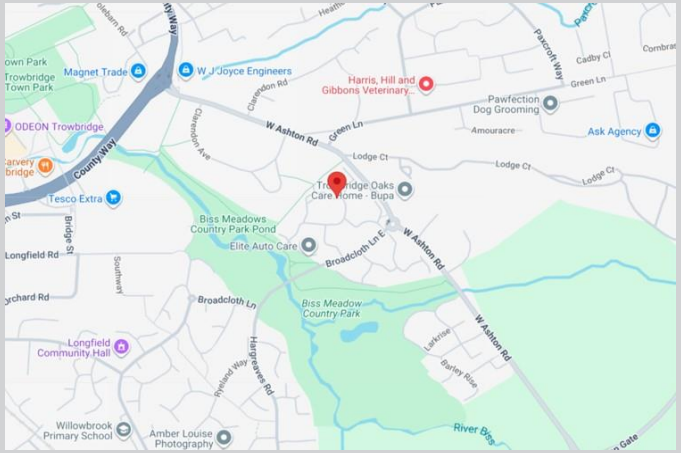
Ground Floor
Approx 26 sq m / 284 sq ft

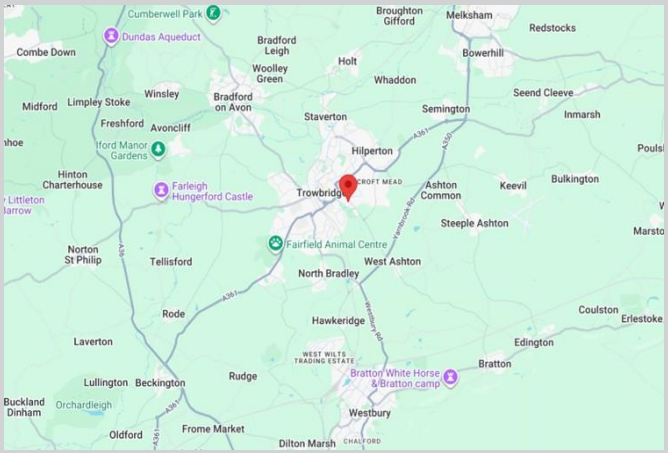
First Floor
Approx 26 sq m / 280 sq ft

Garage
Approx 12 sq m / 131 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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Magnet Trade
W J Joyce Engineers
Harris, Hill and Gibbons Veterinary
Pawfection Dog Grooming
ODEON Trowbridge
Ask Agency
Tesco Extra
Biss Meadows Country Park Pond
Elite Auto Care
Broadcloth Ln
W Ashton Rd
Biss Meadow Country Park
Longfield Community Hall
Willowbrook Primary School
Amber Louise Photography
River Biss


Cumberwell Park
Dundas Aqueduct
Combe Down
Bradford Leigh
Broughton Gifford
Melksham
Redstocks
Bowerhill
Holt
Whaddon
Woolley Green
Winsley
Bradford on Avon
Seend Cleeve
Midford
Limpley Stoke
Staverton
Semington
Inmarsh
Freshford
Avoncliff
Hilperton
Hinton Charterhouse
Farleigh Hungerford Castle
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Ashton Common
Keevil
Bulkington
Steeple Ashton
Norton St Philip
Tellisford
Fairfield Animal Centre
West Ashton
North Bradley
Rode
Hawkeridge
Coulston
Erlestoke
Laverton
Edington
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Disclaimer

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