



**Wrights**  
01225 755553

Manley Close, Trowbridge, Wiltshire, BA14 8DT

£260,000

This well presented three bedroom townhouse is situated within easy walking distance of Trowbridge railway station and the town centre, with its range of amenities. Arranged over three floors, the property offers versatile and flexible accommodation throughout.

Further benefits include gas central heating, PVCu double glazing, an internal garage, downstairs cloakroom, low maintenance rear garden and driveway parking for one vehicle.



**Three bedroom mid terrace property**

**Versatile living across three floors**

**Downstairs cloakroom**

**Driveway parking for one vehicle**

**Close to town centre**

### Situation

The property is situated within easy walking distance of the town centre, 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 15 miles away, famed for its shopping, period buildings and many places of cultural interest.

**Low maintenance rear garden**

**Internal garage**

**Gas central heating**

**PVCu double glazing throughout**



## The property comprises

### Ground Floor

#### Entrance Hall

With radiator and stairs to the first floor.

#### Kitchen/Diner *14' 8" x 10' 6" (4.46m x 3.20m)*

With tiled floor, a range of eye level and base units with worktops and tiled splash backs, integrated electric hob and oven with extractor over, space for fridge/freezer, washing machine, tumble dryer and dishwasher, wall mounted gas combi boiler, radiator, door to the rear garden and PVCu double glazed window to the rear.

#### W.C

With tiled floor and half tiled walls, close coupled W.C, hand basin, radiator and extractor fan.

### First floor

#### First floor landing

#### Lounge *14' 5" x 10' 6" (4.39m x 3.21m)*

With purpose built fitted shelving and cupboard space, radiators and PVCu double glazed windows to the rear.

#### Bathroom *8' 3" x 5' 11" (2.52m x 1.80m)*

With tiled flooring and walls and white suite comprising close coupled W.C, bath with mains shower over and hand basin with vanity unit, heated towel rail and extractor fan.

#### Bedroom 2 *8' 2" x 11' 1" (2.48m x 3.38m)*

With radiator and PVCu double glazed window to the front.

### Second floor

#### Second floor landing

#### Bedroom 1 *11' 4" x 11' 8" (3.46m x 3.56m)*

With loft hatch, radiator and PVCu double glazed window to the front.

#### Bedroom 3 *14' 6" x 5' 4" (4.42m x 1.63m)*

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

## Externally

### To the front

Driveway providing off road parking for one vehicle and paved pathway to the front door.

### Garage *8' 4" x 17' 5" (2.53m x 5.30m)*

With power, light and up and over door to the front.

### To the rear

The fully enclosed garden is mostly laid to patio with a small gravelled area offering a separate section for outdoor dining. A private gate offers access to the rear of the property.

### 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 C (72), with a potential for B (86).

## 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

Superfast broadband is available (source - Ofcom) Predicted maximum download speed - 80Mbps

## Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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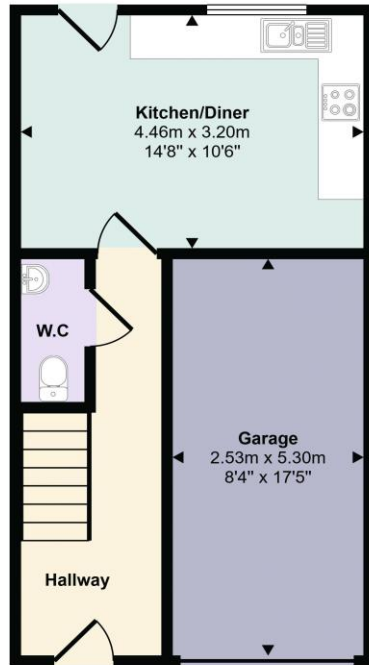


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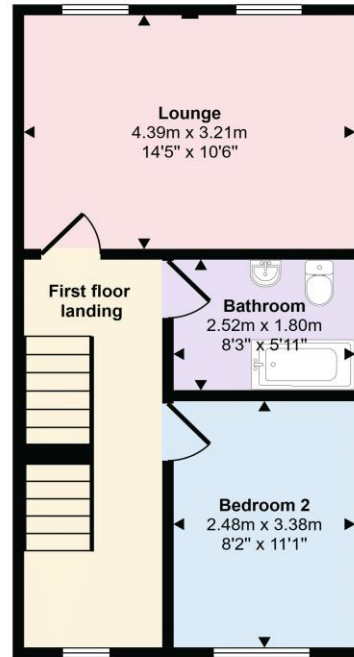
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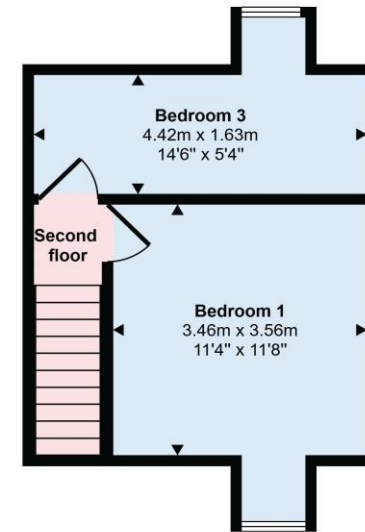
Approx Gross Internal Area  
103 sq m / 1105 sq ft



Ground Floor  
Approx 39 sq m / 423 sq ft

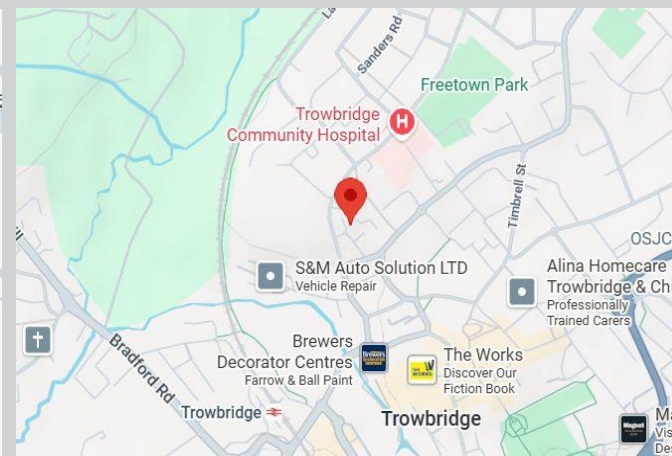
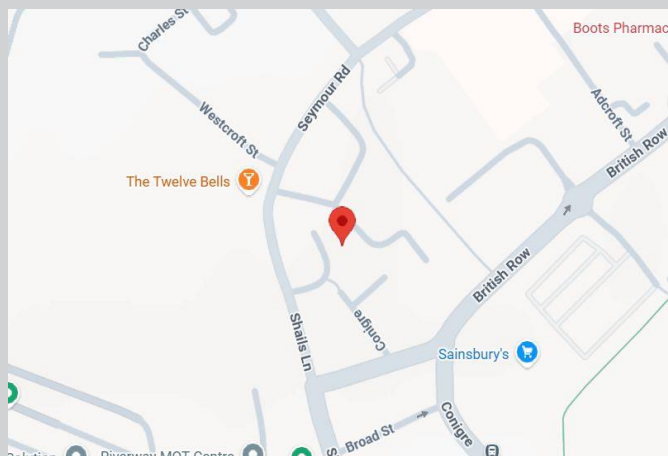


First Floor  
Approx 38 sq m / 414 sq ft



Second Floor  
Approx 25 sq m / 269 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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