



**Wrights**  
01225 755553

Rodway Close, Trowbridge, Wiltshire, BA14 7UQ

£250,000

Wrights Residential are delighted to bring to the market this well-presented three bedroom terraced property, tucked away within a small private cul-de-sac of just ten homes. The accommodation offers a spacious kitchen/dining room, three bedrooms and an en-suite shower room to the principal bedroom.

Further benefits include gas central heating, PVCu double glazing, a low-maintenance enclosed rear garden and off-road parking for two vehicles.

The vendors are suited to a property with no onward chain, helping to facilitate a smoother move. An ideal home for first-time buyers, families or investors alike.

### Situation

The property is situated on a private cul-de-sac within easy reach of Trowbridge town centre. The County town 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 15 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Three bedroom terraced house**

**Tucked away within a private cul-de-sac of just 10 homes**

**Spacious kitchen/dining room**

**Principal bedroom with en-suite shower room**

**Gas central heating**

**PVCu double glazing throughout**

**Attractive rear garden with patio and lawn**

**Off-road parking for two vehicles**

**Ideal first-time purchase, family home or investment opportunity**

**Vendors suited to a property with no onward chain**



The property comprises

### Ground Floor

#### Entrance Hall

With partially glazed front door, double panel radiator and coved ceiling.

#### W.C

With double panel radiator, low level W.C and pedestal hand basin and obscured PVCu double glazed window to the front.

#### Lounge 14' 2" x 15' 7" (4.33m x 4.74m) max

With two double panel radiators, storage cupboard under the stairs, inset ceiling spotlights, coved ceiling and PVCu double glazed window to the front.

#### Kitchen/Diner 17' 0" x 9' 3" (5.19m x 2.83m)

With a range of eye level and base units, worktops with tiled splashbacks, one and a half bowl sink/drainers, integrated electric oven, four ring gas hob and extractor hood over, space for fridge freezer, space and plumbing for washing machine and dishwasher, double panel radiator, PVCu double glazed window to the rear and PVCu double glazed french doors opening into rear garden.

### First Floor

#### Landing

With airing cupboard and loft hatch.

#### Bedroom 1 10' 1" x 9' 0" (3.07m x 2.74m)

With double panel radiator, built in wardrobes and PVCu double glazed window to the front.

#### En-suite 6' 11" x 5' 11" (2.10m x 1.80m) max

With white suite comprising shower enclosure with mains shower, pedestal hand basin and low level W.C, double panel radiator and extractor fan.

#### Bedroom 2 8' 11" x 8' 0" (2.72m x 2.45m)

With double panel radiator and PVCu double glazed window to the rear.

#### Bedroom 3 7' 5" x 7' 1" (2.26m x 2.17m)

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

#### Bathroom 6' 4" x 7' 8" (1.93m x 2.33m)

With white suite comprising bath with shower attachment, low level w.c and pedestal hand basin, double panel radiator, extractor fan and obscured PVCu double glazed window to the front.

### Externally

#### To the front

Off road parking for two vehicles.

#### To the rear

The enclosed rear garden has been designed with ease of maintenance in mind and comprises a generous paved patio, ideal for outdoor dining and entertaining, leading onto a level lawn. Fully enclosed by fencing, the garden provides a safe and secure space for children and pets, with gated rear access and ample room for outdoor play equipment.

#### Council tax

The property is currently in council tax band B.

### Tenure and service charges

The property is sold as freehold. An annual charge of £911 is payable for upkeep of the private road and communal area.

### Energy Performance

The EPC rating is C (73), with a potential for B (89).

### 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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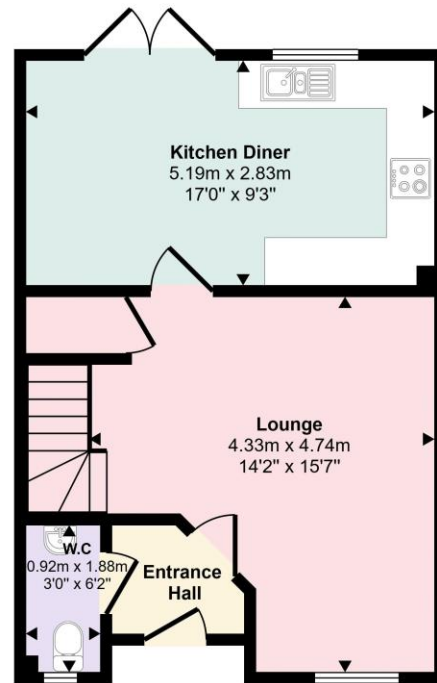


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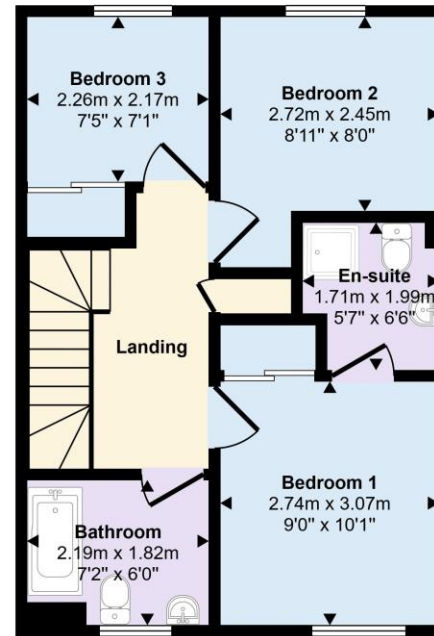
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Approx Gross Internal Area  
79 sq m / 848 sq ft

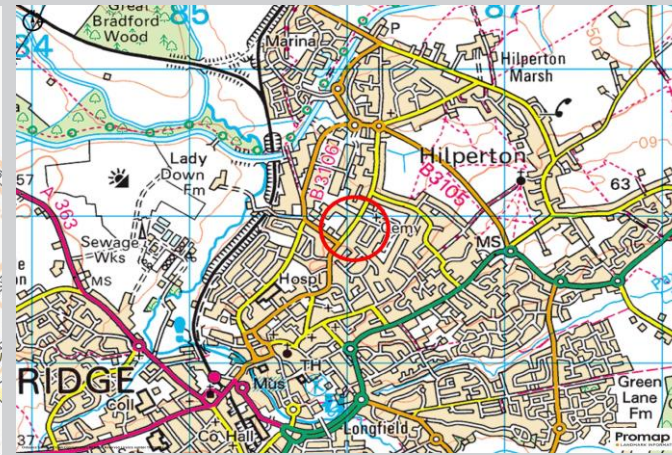
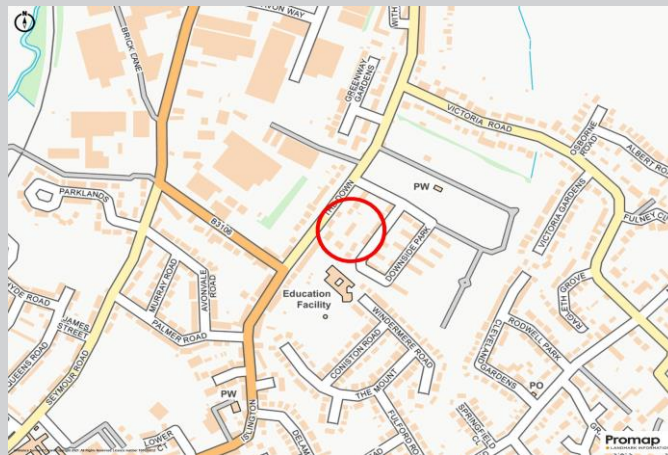


Ground Floor  
Approx 39 sq m / 420 sq ft



First Floor  
Approx 40 sq m / 428 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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