



Wrights
01225 755553

St. Thomas Road, Trowbridge, Wiltshire, BA14 8SG

Offers in Excess of £325,000

Situation

The property is situated in a desirable location within easy reach of Trowbridge town centre and railway station.

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 (approx 5 miles) and indirect via Trowbridge.

The World Heritage City of Bath is just 12 miles away, famed for its shopping, period buildings and many places of cultural interest.



Detached three bedroom home in a desirable location

Conveniently situated close to the town centre

Offered for sale with no onward chain

Two well proportioned reception rooms

Kitchen/Breakfast room

Ground floor wet room and first floor bathroom

Driveway parking and useful storage space

Mature and established rear garden

Excellent scope for improvement and modernisation

Opportunity to create a wonderful family home



This spacious three bedroom detached home is situated in a highly desirable location close to the town centre. The property provides well-proportioned accommodation throughout including two reception rooms, a fitted kitchen, ground floor wet room, utility/store area and first floor bathroom.

Occupying a generous plot with mature gardens, driveway parking and useful storage space, the property offers exciting scope for improvement and the opportunity to create a wonderful family home.

Early viewing is highly recommended to appreciate the location, space and potential on offer.

Offered for sale with no onward chain.

The property comprises

Ground Floor

Entrance Hall

With PVCu double glazed front door and obscured windows, tiled flooring, radiator and stairs to the first floor with built in shelving unit under.

Lounge 11' 9" x 11' 7" (3.58m x 3.52m) max

With radiator, feature fireplace and PVCu double glazed bay window to the front.

Dining Room 10' 5" x 11' 1" (3.18m x 3.38m)

With radiator and PVCu sliding patio doors to the rear garden.

Kitchen/Breakfast Room 13' 11" x 8' 0" (4.23m x 2.44m)

With tiled flooring, a range of eye level and base units, breakfast bar with stools, worktops with tiled splash backs, space for freestanding cooker and fridge/freezer, inset sink and drainer unit, radiator, PVCu double glazed window to the rear and obscured PVCu door opening onto the rear garden.

Rear Lobby

With large Utility cupboard housing space for washing machine and wall mounted gas combi boiler.

Wet Room 6' 7" x 7' 6" (2.01m x 2.28m)

With electric shower, close coupled W.C, pedestal hand basin, radiator and Velux window.

First Floor

Landing

With loft hatch (the loft space is part boarded with a pull down ladder) and PVCu double glazed window to the side.

Bedroom 1 10' 8" x 12' 2" (3.26m x 3.71m) max

With radiator and PVCu double glazed bay window to the front.

Bedroom 2 9' 1" x 11' 1" (2.78m x 3.39m) plus wardrobes

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

Bedroom 3 *6' 9" x 5' 11" (2.05m x 1.80m)*

With radiator and PVCu double glazed window to the front.

Bathroom

With suite comprising bath, low level W.C and pedestal hand basin, linen cupboard, radiator and obscured PVCu double glazed window to the rear.

Externally

To the front

The property is approached via a generous gravel driveway providing ample off road parking for multiple vehicles. The frontage is enclosed by a low stone wall with decorative wrought iron gates and benefits from a paved pathway leading to the front entrance and gated side access to the rear garden.

To the rear

The enclosed rear garden enjoys a private and mature feel, having been thoughtfully landscaped to create a variety of seating and planting areas. Immediately adjoining the property is a generous paved terrace providing ample space for outdoor dining and entertaining, with steps rising to further patio areas and well stocked borders. Beyond, the garden extends into an established wildlife-style space with an abundance of mature trees, shrubs and flowering plants, together with winding pathways leading through the greenery. Additional features include a greenhouse, timber garden shed and a range of attractive planted beds, creating a peaceful and secluded outdoor environment.

Tenure

The property is sold as freehold.

Council tax

The property is currently in council tax band D.

Energy Performance Rating

The current EPC rating is D (62) with a potential for C (75).

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 - 10000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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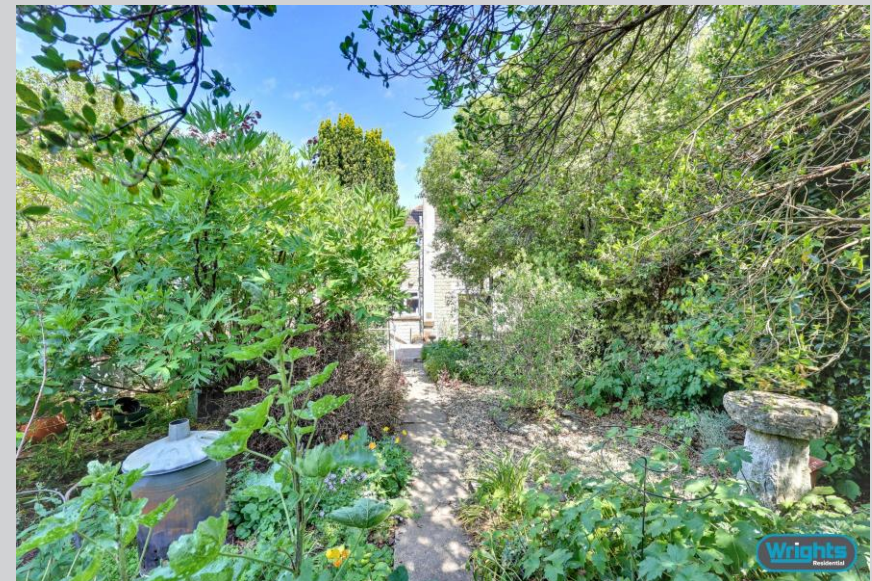
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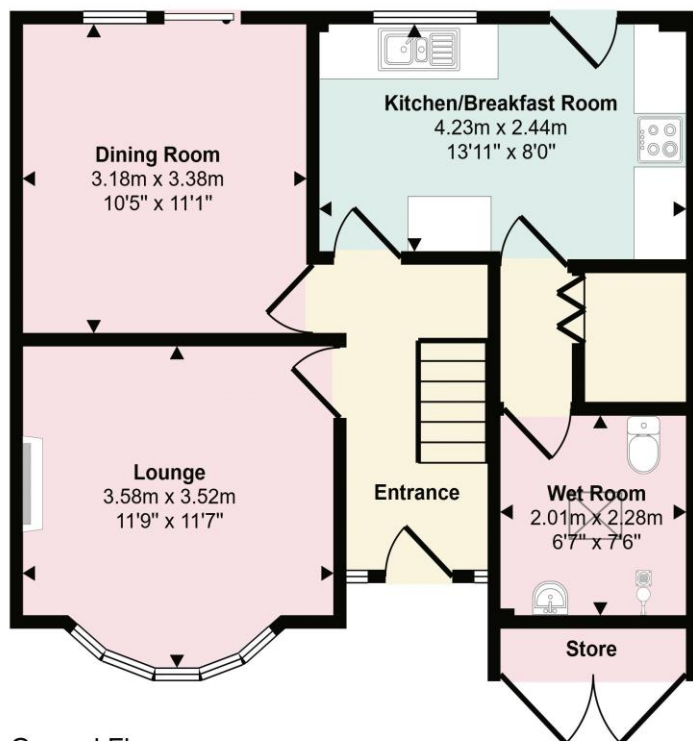


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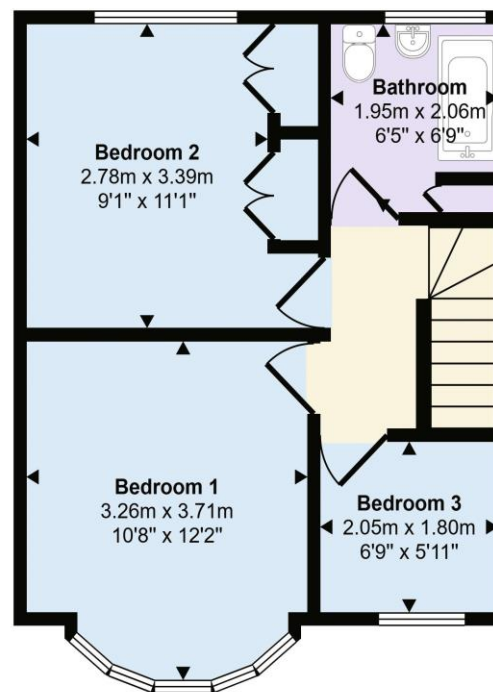
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Approx Gross Internal Area
88 sq m / 943 sq ft

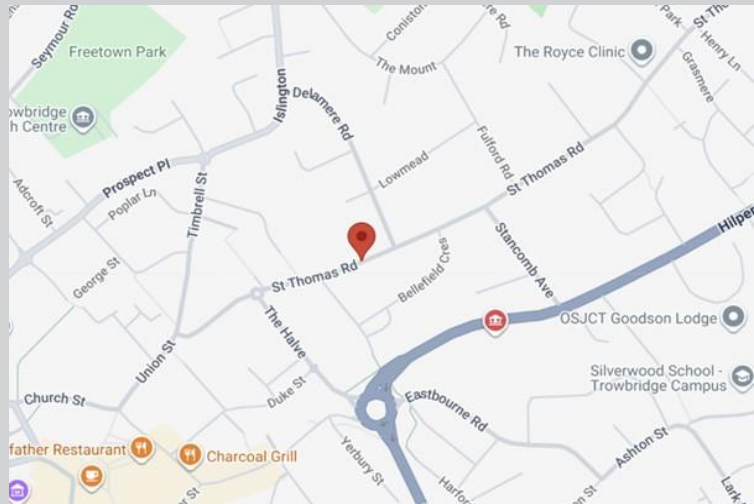
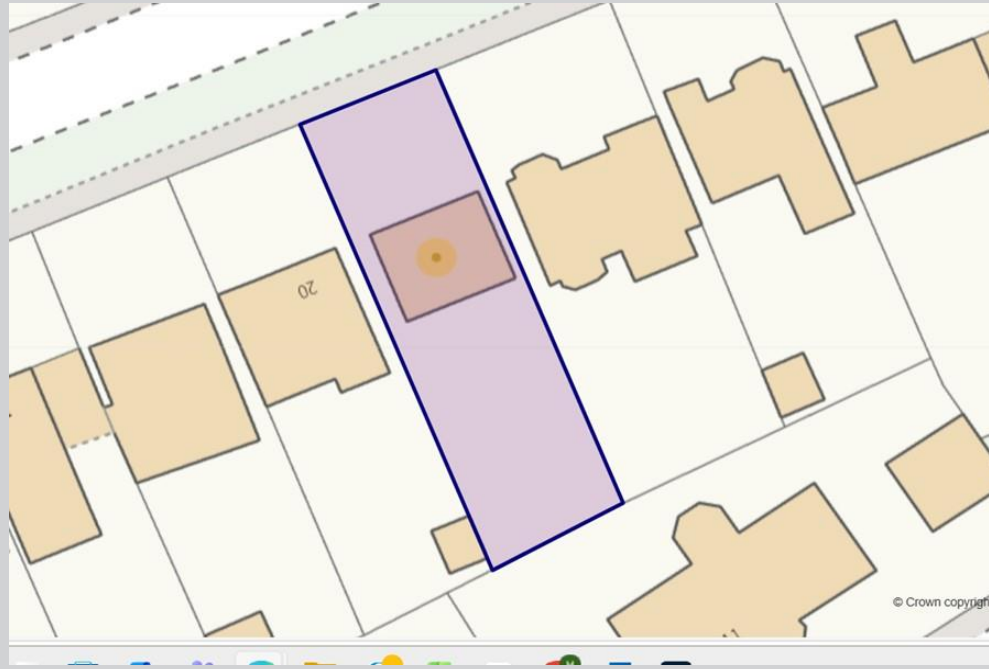


Ground Floor
Approx 51 sq m / 549 sq ft



First Floor
Approx 37 sq m / 395 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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