

Wrights
01225 755553

Innox Road, Trowbridge, Wiltshire, BA14 9AT

£250,000

This well proportioned three bedroom period property is conveniently situated on the Bradford-on-Avon side of Trowbridge, within easy reach of the town centre and railway station. The spacious accommodation includes a bay-fronted lounge, separate dining room, fitted kitchen, useful utility room and ground floor bathroom, with three well proportioned bedrooms to the first floor.

Further features include gas central heating, on road parking and an exceptionally long, established rear garden with a decked seating area, making this an appealing family home.



Three Bedroom Period Property

Broadmead side of Trowbridge

On road parking

Spacious Bay-Fronted Lounge

Separate Dining Room

Situation

The property is situated on Innox Road, on the Bradford-on-Avon side of Trowbridge, close to many local amenities including Trowbridge railway station and the town centre. The county town of Trowbridge provides excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants. Trowbridge railway station provides regular services to Bath, Bristol and beyond, with connections to London Paddington. The World Heritage City of Bath is approximately 15 miles away, famed for its excellent shopping, beautiful period architecture and many places of cultural interest.

Modern fitted kitchen

Utility Room

Three well proportioned bedrooms

Gas Central Heating

Exceptionally Long, Established Rear Garden



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The property comprises

Ground Floor

Entrance Hall
With PVCu front door, wood effect laminate flooring, radiator and stairs to the first floor.

Lounge
11' 0" x 15' 3" (3.35m x 4.64m)max
With wood effect laminate flooring, two radiators and PVCu double glazed bay window to the front. Archway opening into dining room.

Dining Room
14' 8" x 12' 2" (4.48m x 3.71m)max
With wood effect laminate flooring, radiator, storage cupboard under the stairs and PVCu door opening onto the rear garden.

Kitchen
8' 11" x 8' 10" (2.72m x 2.69m)
With a range of eye level and base units, worktops with tiled splash backs, sink/drainer unit, integrated electric oven and gas hob with extractor hood over, space for fridge/freezer and slimline dishwasher, radiator and PVCu double glazed window to the side.

Utility room
8' 0" x 4' 9" (2.43m x 1.45m)
With a range of built in units, space for washing machine and PVCu door opening onto the rear garden.

Bathroom
8' 0" x 6' 0" (2.45m x 1.83m)
With tiled flooring, white suite comprising bath with shower attachment over, close coupled W.C and pedestal hand basin, radiator, extractor fan and obscured PVCu double glazed window to the rear.

First Floor

Landing
With built in storage cupboard and loft access.

Bedroom 1
14' 3" x 12' 1" (4.34m x 3.69m)
With radiator and two PVCu double glazed windows to the front.

Bedroom 2
9' 2" x 11' 11" (2.79m x 3.62m)
With radiator and PVCu double glazed window to the rear.

Bedroom 3
8' 11" x 9' 3" (2.72m x 2.81m)
With radiator and PVCu double glazed window to the rear.

Externally

To the front
To the front is a small enclosed garden, laid mainly to gravel and enclosed by a low stone wall. A pathway leads to the front entrance.

To the rear
To the rear is an exceptionally long and established garden, predominantly laid to lawn with a pathway extending through the garden, bordered by a variety of mature shrubs, hedging and trees.

Immediately adjoining the property is a decked seating area, providing an ideal space for outdoor dining and entertaining. The garden enjoys a leafy, mature feel and extends a considerable distance from the property, with a timber garden shed positioned towards the far end.

Tenure
The property is sold as freehold.

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

EPC rating
The EPC rating is D (63), 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 (fitted 2024). 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
Both indoor and outdoor coverage is likely - source Ofcom.

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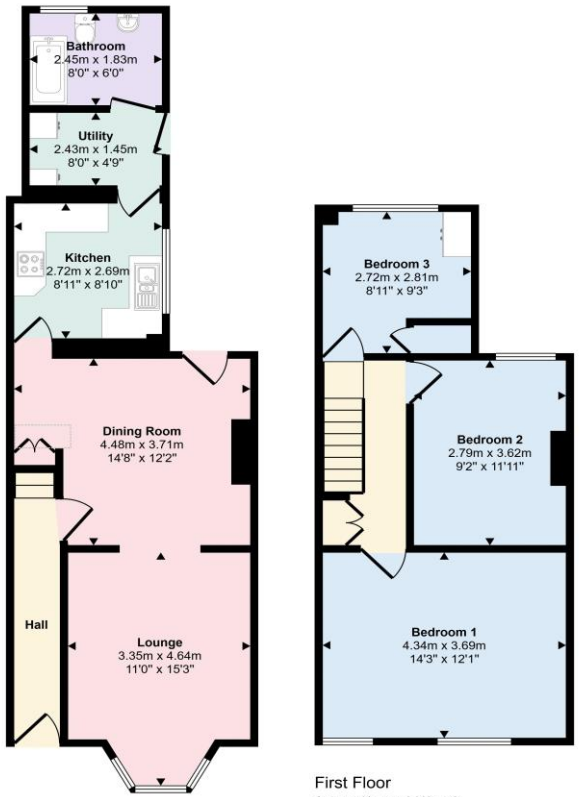


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Approx Gross Internal Area
93 sq m / 1001 sq ft



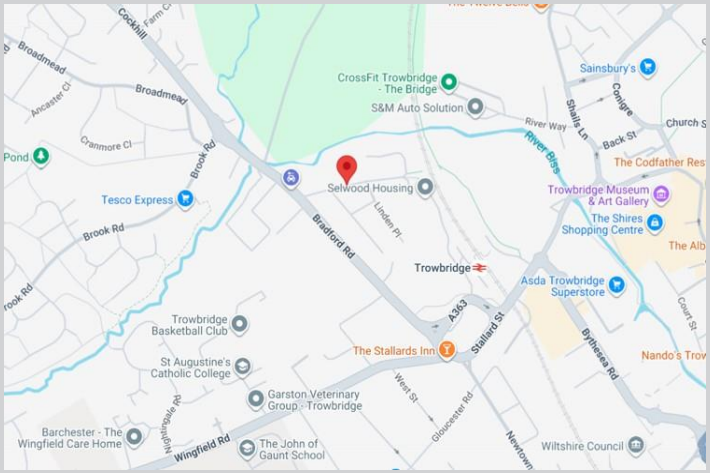
Ground Floor
Approx 52 sq m / 560 sq ft

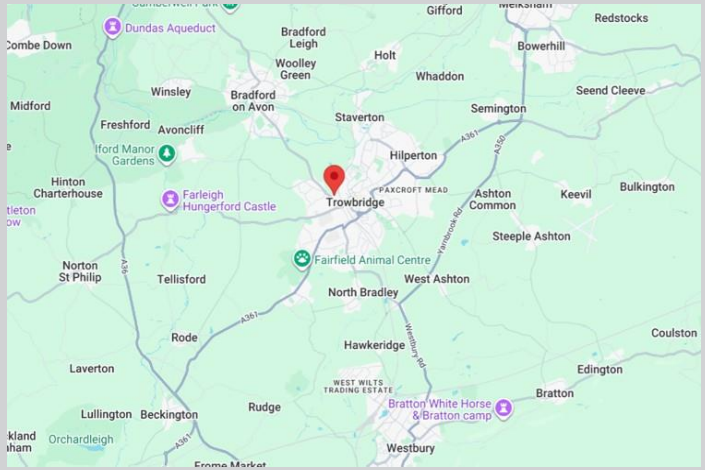
First Floor
Approx 41 sq m / 440 sq ft

Denotes head height below 1.5m

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.


Innox Mill Close
Innox Road
Innox Roa
20
14
12
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37
38


CrossFit Trowbridge - The Bridge
S&M Auto Solution
Sainsbury's
River Way
Back St
The Codfather Res
Selwood Housing
Tesco Express
Trowbridge Museum & Art Gallery
The Shires Shopping Centre
Bradford Rd
Trowbridge
Asda Trowbridge Superstore
A363
Trowbridge Basketball Club
The Stallards Inn
Stallard St
St Augustine's Catholic College
Garston Veterinary Group - Trowbridge
Barchester - The Wingfield Care Home
Wingfield Rd
The John of Gaunt School
Wiltshire Council
Broadmead
Brook Rd
Pond


Dundas Aqueduct
Combe Down
Bradford Leigh
Woolley Green
Holt
Whaddon
Bowerhill
Redstocks
Gifford
Winsley
Bradford on Avon
Seend Cleeve
Midford
Freshford
Avoncliff
Staverton
Semington
Hilperton
Hinton Charterhouse
Farleigh Hungerford Castle
Trowbridge
Ashton Common
Keevil
Bulkington
Steeple Ashton
Fairfield Animal Centre
Norton St Philip
Tellisford
West Ashton
North Bradley
Rode
Hawkeridge
Coulston
Laverton
Edington
Bratton
Lullington
Beckington
Rudge
Bratton White Horse &Bratton camp
Orchardleigh
Westbury

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Disclaimer

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