



**Wrights**  
01225 755553

Frome Road, Trowbridge, Wiltshire, BA14 0DG

£200,000

## Situation

The property is situated close to many local amenities including a choice of Primary and Secondary schools and Trowbridge railway station. The town centre of Trowbridge is also within easy reach, 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 11 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Spacious three bedroom period property**

**Situated within easy reach of the town centre and railway station**

**Excellent renovation potential**

**Two reception rooms**

**Bathroom with four piece suite**

**Generous enclosed rear garden**

**Detached garage/workshop**

**Off road parking to the rear**

**Modern gas combination boiler**

**No onward chain**



This spacious three bedroom period mid terrace property offers excellent potential to create a wonderful family home, situated within easy reach of Trowbridge town centre and railway station, as well as a selection of Primary and Secondary schools and Trowbridge college.

On the ground floor the accommodation comprises entrance hall, lounge, dining room, kitchen, rear lobby and a bathroom fitted with a four piece suite. Upstairs there are three generous bedrooms. Externally, the property benefits from a generous enclosed rear garden together with a detached garage providing useful storage or workshop space, with off road parking situated to the rear.

Sold with the benefit of no onward chain.

### The property comprises

#### Ground Floor

##### Entrance Hall

With original tiled flooring, radiator, decorative archway, ceiling coving and staircase to the first floor with storage cupboard under.

##### Lounge 10' 2" x 13' 11" (3.10m x 4.24m)

With wall mounted electric fire, radiator, coved ceiling and double glazed bay window to the front.

##### Dining Room 8' 7" x 11' 8" (2.61m x 3.55m)

With radiator, coved ceiling and double doors opening onto the rear garden.

##### Kitchen 9' 1" x 8' 1" (2.76m x 2.47m)

With a range of eye level and base units, worktops with tiled splash backs, space for cooker, fridge and washing machine, larder cupboard and window to the side.

##### Rear Lobby

With space for fridge/freezer.

##### Bathroom 9' 6" x 5' 6" (2.89m x 1.67m)

With four piece suite comprising bath, shower area with electric shower and curtain rail, hand basin with vanity unit and low level W.C, radiator and obscured window to the rear.

#### First Floor

##### Landing

With loft hatch (the loft is part boarded with a pull down ladder).

##### Bedroom 1 10' 2" x 13' 11" (3.10m x 4.24m)

With radiator, cupboard housing gas combination boiler and double glazed bay window to the front.

##### Bedroom 2 8' 7" x 11' 9" (2.62m x 3.57m)

With radiator and window to the rear.

##### Bedroom 3 8' 9" x 9' 0" (2.67m x 2.74m)

With radiator and window to the rear.

## Externally

### To the front

To the front of the property is a low maintenance gravelled area with a range of mature shrubs, enclosed by a low stone wall. A private stepped pathway provides access to the front door, with covered side access beneath the neighbouring property leading to the rear.

### To the rear

The generous rear garden is divided into sections and is laid mainly to lawn with mature trees, shrubs and planted borders, enclosed by timber fencing. A paved pathway leads through the garden to a summer house, timber shed and a detached garage providing useful storage or workshop space, with vehicular access and parking to the rear. A shared pedestrian pathway provides access to the front of the property.

## Tenure

The property is sold as Freehold.

## Energy Performance

The EPC rating is E (48), with a potential for B (82).

## 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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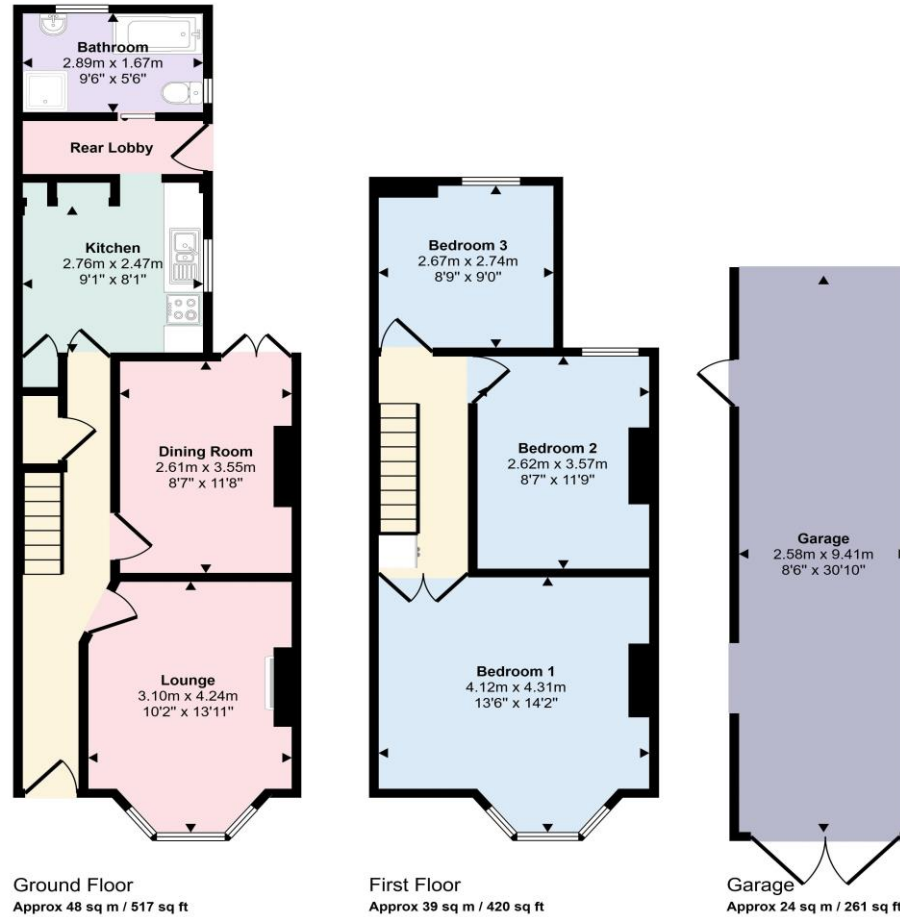


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Approx Gross Internal Area  
111 sq m / 1198 sq ft

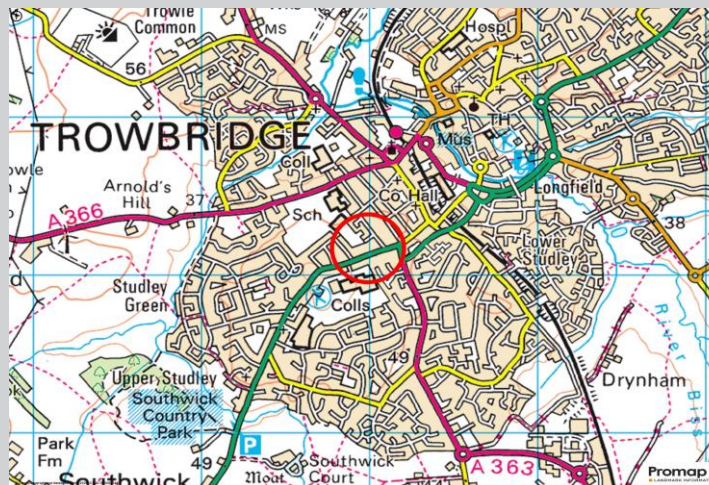


Ground Floor  
Approx 48 sq m / 517 sq ft

First Floor  
Approx 39 sq m / 420 sq ft

Garage  
Approx 24 sq m / 261 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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