



📍 35 Parklands, Trowbridge, Wiltshire, BA14 8NR

🏠 £260,000

An extended and well presented, three bedroom, two reception room, two bathroom, semi detached house with good sized conservatory, private, well enclosed garden, garage and driveway parking, which is conveniently situated, within walking distance of the Kennet and Avon canal and amenities.

- Extended, Semi Detached House
- Three Bedrooms, Two Reception Rooms
- Bathroom & Shower Room
- Large Conservatory
- Modern Kitchen
- Good Sized, Private Garden
- Garage & Driveway Parking
- Walking Distance To The Town Centre & Amenities
- NO ONWARD CHAIN

🏡 Freehold

🏠 EPC Rating D



An extended and well presented, semi detached house with good sized conservatory, private, well enclosed garden, garage and driveway parking, which enjoys a lovely outlook over a green, on an established development, within walking distance of the town and amenities. NO ONWARD CHAIN.

The property offers excellent accommodation over two floors comprising; entrance hall with shower room off, good sized sitting room, large conservatory opening onto the rear garden, kitchen with modern units and granite worktops, dining room, two double bedrooms, one single bedroom and a bathroom with white suite.

Externally there is an easily maintainable garden to the front and to the rear there is good sized, predominantly lawned garden with paved patio and gravelled seating areas. The garden is well enclosed and enjoys a good deal of privacy.

Attached, single garage with up and over door to front, door to rear, power and lighting. Driveway parking for 2 cars and additional gravelled parking space.

AGENTS NOTE: Under the Estate Agents Act 1979, prospective purchasers are hereby advised that the vendor of this property is a relative of an employee of Strakers.

#### **Situation**

Parklands is situated just off Seymour Road, close to the town centre of Trowbridge, which is the County town of Wiltshire. The town offers a wide range of amenities including various supermarkets and retail outlets, swimming pool and sports centres, library, doctors and dental surgeries, cinema complex with various bars and restaurants and a mainline railway station providing direct access to the cities of Bath, Bristol and London Waterloo. There are also numerous primary schools and three secondary schools. The World Heritage City of Bath is about 12 miles away and provides an extensive range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath Spa, a cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

#### **Property Information**

Council Tax Band; C

EPC Rating; D

Freehold

Mains Services

Gas Fired Central Heating & UPVC Double Glazing



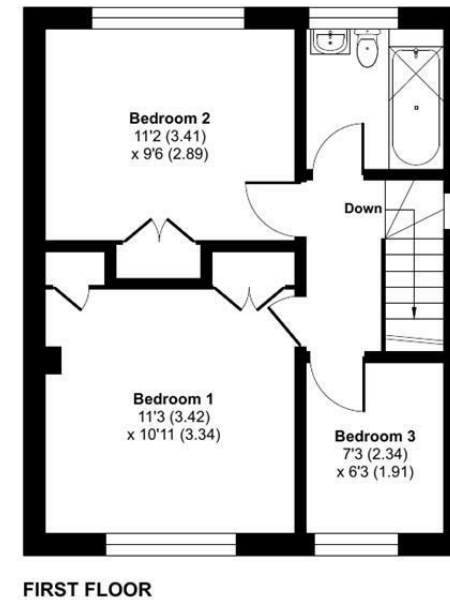
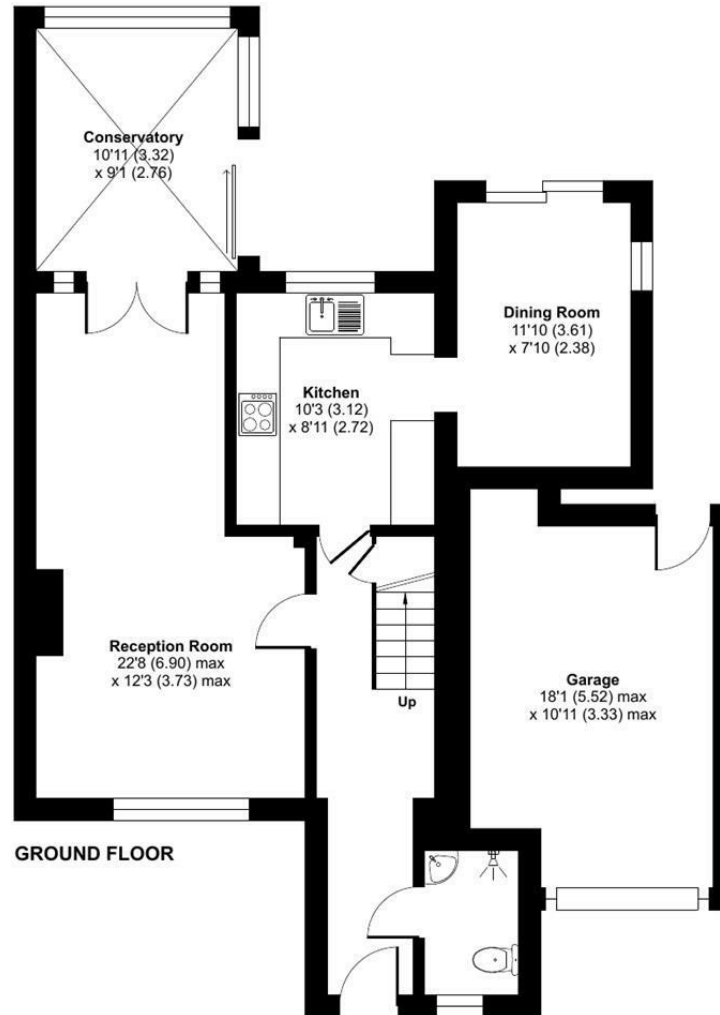
## Parklands, Trowbridge, BA14

Approximate Area = 1084 sq ft / 100.7 sq m

Garage = 172 sq ft / 15.9 sq m

Total = 1256 sq ft / 116.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Strakers. REF: 1382920

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