



**Wrights**  
01225 755553

Ramsbury Walk, Trowbridge, Wiltshire, BA14 0UX

£285,000

This extremely well presented three bedroom link detached property is situated at the end of a quiet cul-de-sac within the Holbrook Park development in Trowbridge.

Features include three well-proportioned bedrooms, downstairs cloakroom, integrated appliances, driveway parking for at least 2 vehicles, garage with power, a beautiful porcelain paved enclosed rear garden, gas central heating and PVCu double glazing throughout.

### Situation

The property is situated in a quiet a cul-de-sac, 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.



**Three bedroom link detached property**  
**Quiet cul-de-sac location**  
**Three well sized bedrooms**  
**Large family bathroom**  
**Fully enclosed rear garden**

### Downstairs cloakroom

**Off road driveway parking**

**Garage with power**

**Gas central heating**

**PVCu double glazing throughout**



## The property comprises

### Entrance Hall

With PVCu double glazed front door.

### Lounge/Diner *10' 6" x 20' 4" (3.21m x 6.21m)*

With radiator and PVCu double glazed windows to the front and patio doors opening on to the rear garden.

### Kitchen *8' 0" x 7' 5" (2.44m x 2.25m)*

With a range of eye level and base units, worktops with tiled splash backs, integrated fridge/freezer, dishwasher, electric oven, microwave and hob, inset stainless steel sink and PVCu double glazed window to the rear.

### W.C

With close coupled W.C, hand basin with vanity unit and radiator.

## First floor

### First floor landing

With storage cupboard.

### Bedroom 1 *9' 0" x 11' 0" (2.74m x 3.35m)*

With radiator and PVCu double glazed window to the rear.

### Bedroom 2 *9' 0" x 9' 0" (2.74m x 2.74m)*

With radiator and PVCu double glazed window to the front.

### Bedroom 3 *8' 7" x 8' 0" (2.62m x 2.43m)*

With radiator and PVCu double glazed window to the rear.

### Bathroom *7' 11" x 5' 1" (2.42m x 1.55m)*

With white suite comprising close coupled W.C, bath with mains shower attachment and hand basin with vanity unit, heated towel rail and obscured PVCu double glazed window to the front.

### Externally

#### To the front

With driveway parking for up to two vehicles and garage with up and over door.

#### Garage 7' 11" x 15' 11" (2.42m x 4.85m)

Housing the gas boiler, with power, electric and door leading to the rear garden.

#### To the rear

The fully enclosed rear garden offers low maintenance with a beautiful porcelain patio ideal for outdoor dining and relaxing.

### Tenure

The property is sold as freehold.

### Council tax

The property is currently in council tax band C.

### EPC rating

The previous EPC rating is C (74), 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 - 10000Mbps

### Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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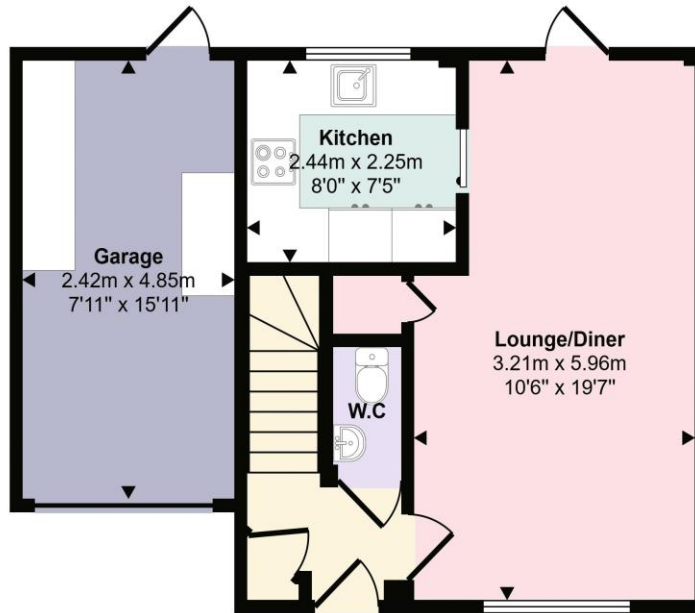


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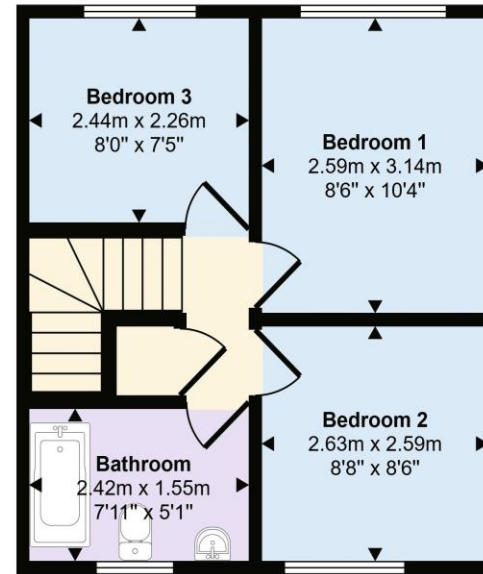
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Approx Gross Internal Area  
74 sq m / 793 sq ft

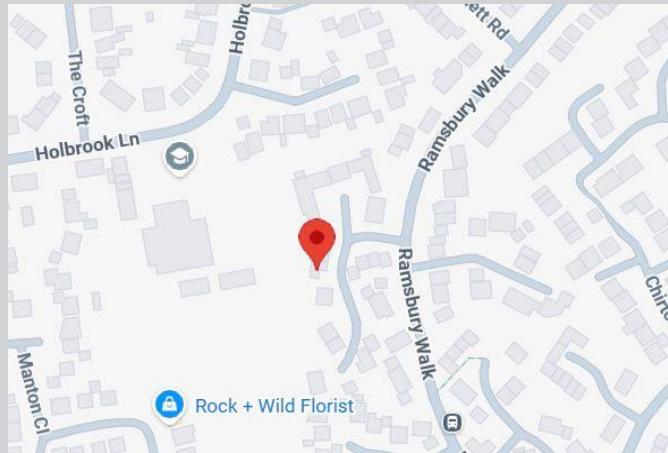
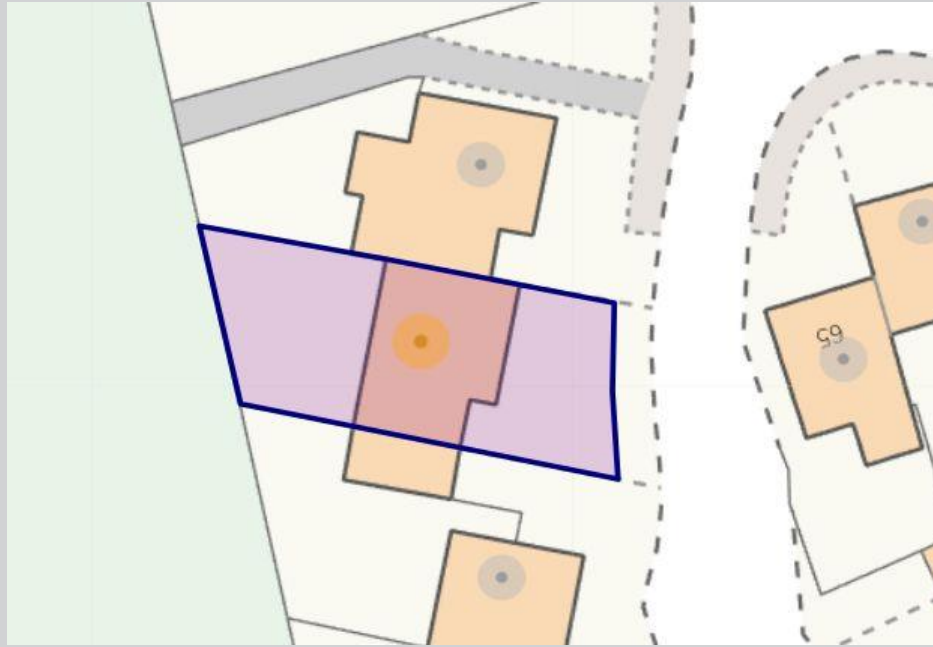


Ground Floor  
Approx 43 sq m / 464 sq ft



First Floor  
Approx 30 sq m / 328 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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