

Wrights
01225 755553

Wyke Road, Trowbridge, Wiltshire, BA14 7NZ

Offers in the excess of
£260,000

This well presented three bedroom property is situated on the popular Hilperton side of Trowbridge, within easy reach of local amenities and the town centre. The spacious accommodation comprises an entrance hall, modern fitted kitchen, generous lounge and adjoining garden room, while upstairs are three bedrooms and a family bathroom. Features include gas central heating, PVCu double glazing, an air circulation system, driveway parking and a generous and low maintenance rear garden.

Situation

The property is situated on the Hilperton side of town, conveniently located close to a local shop and primary school. The town centre of Trowbridge is 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 13 miles away, famed for its shopping, period buildings and many places of cultural interest.



Well presented three bedroom home

Modern Kitchen

Spacious Lounge

Bright and spacious garden room

Gas central heating

PVCu double glazing

Air ventilation system

Generous low maintenance rear garden

Driveway parking

Popular Hilperton Side of Trowbridge

Convenient for Local Amenities & Trowbridge Town Centre



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The property comprises

Ground Floor

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

Lounge
16' 5" x 15' 3" (5.00m x 4.65m)
With wood effect laminate flooring, radiator and storage cupboard under the stairs. Open plan into Kitchen and Family Room.

Kitchen
10' 2" x 9' 8" (3.09m x 2.95m)
With wood effect laminate flooring, worktops with tiled splash backs, integrated eye level double oven, four ring gas hob with extractor hood over, one and a half bowl sink and drainer unit, space for fridge/freezer and washing machine, wall mounted Worcester gas boiler and PVCu double glazed window to the front.

Garden Room
12' 6" x 9' 2" (3.80m x 2.80m)
With wood effect laminate flooring, radiator, roof light and large PVCu double glazed sliding patio doors opening onto the rear garden.

First Floor

Landing
With doors to the three bedrooms and family bathroom.

Bedroom 1
10' 6" x 13' 10" (3.2m x 4.21m)
With radiator and PVCu double glazed dormer window to the front.

Bedroom 2
8' 6" x 11' 6" (2.58m x 3.5m)
With radiator and PVCu double glazed window to the rear.

Bedroom 3
7' 9" x 8' 4" (2.37m x 2.53m)
With radiator, loft access and PVCu double glazed window to the rear.

Bathroom
5' 10" x 8' 0" (1.78m x 2.43m)
With white suite comprising bath with mains shower over, W.C and hand basin with vanity unit under, heated towel rail and Velux window to the front.

Externally

To the front
To the front of the property is a generous block-paved driveway providing off road parking for several vehicles, with a pathway leading directly to the front entrance. The frontage is enclosed to either side by low-level timber fencing.

To the rear
The enclosed, low maintenance rear garden is predominantly laid to artificial lawn with decorative stone borders. To the rear is a covered timber seating area, ideal for outdoor entertaining, together with a timber garden shed providing useful storage. The garden also benefits from two external power sockets, one within the covered seating area and a further socket to the rear of the property, and is enclosed by timber fencing.

Tenure
The property is sold as freehold.

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

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
Superfast broadband is available (source - Ofcom) Predicted maximum download speed - 56Mbps

Mobile phone coverage
Outdoor coverage is likely - source Ofcom.

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HERO

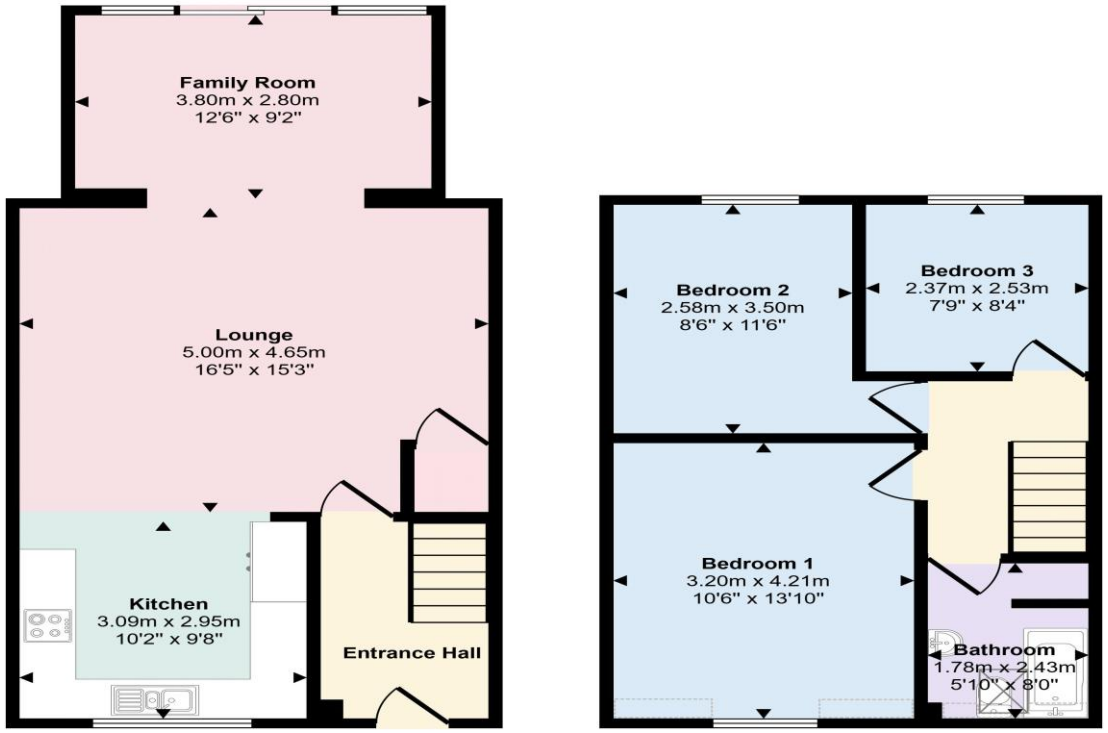

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Approx Gross Internal Area
91 sq m / 975 sq ft

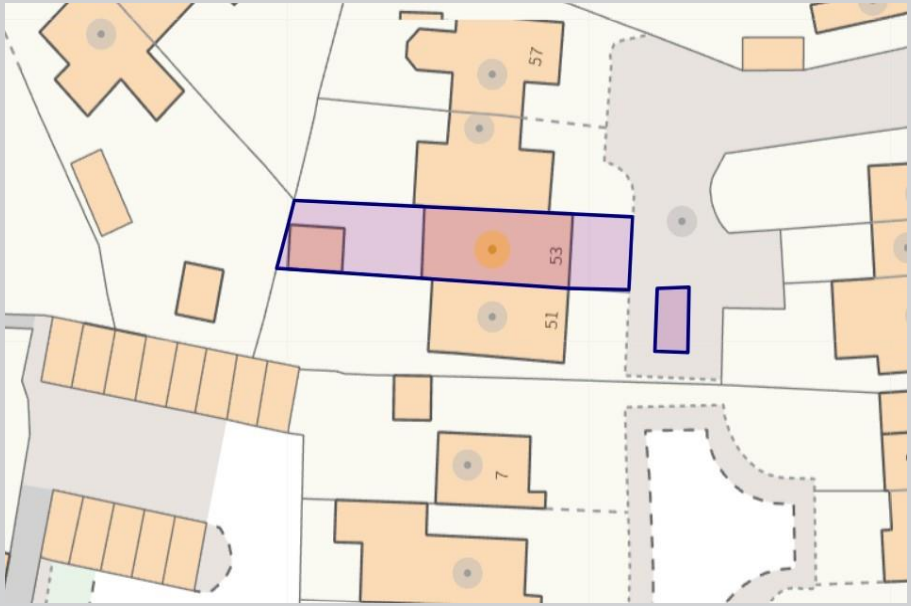


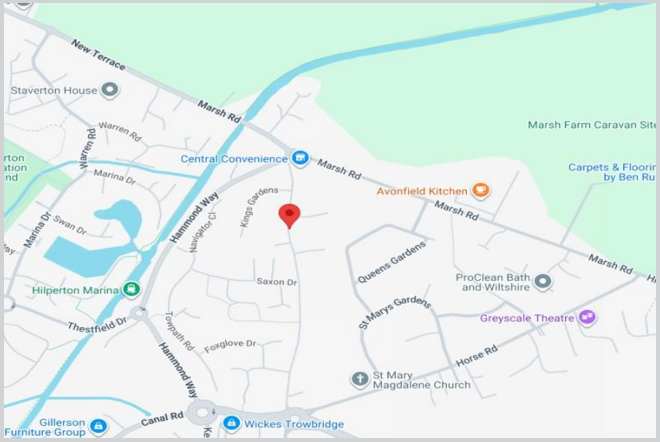
Ground Floor
Approx 50 sq m / 541 sq ft

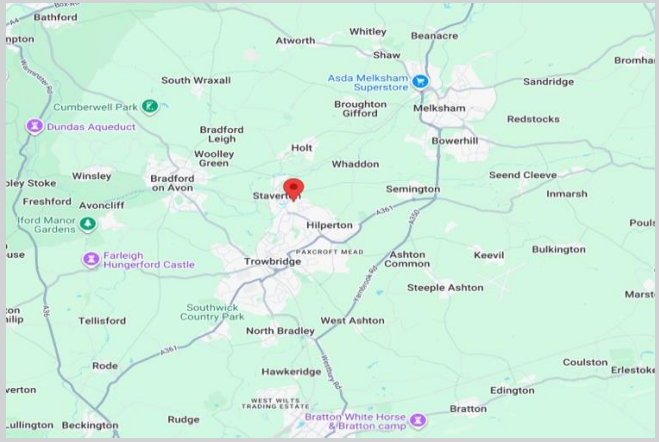
First Floor
Approx 40 sq m / 434 sq ft

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.


57
53
51
7


New Terrace
Staverton House
Marsh Rd
Warren Rd
Central Convenience
Marsh Farm Caravan Site
Carpets & Floorin by Ben Ru
Avonfield Kitchen
Marina Dr
Swan Dr
Hammond Way
Kings Gardens
Nottington Ct
Hilperton Marina
Saxon Dr
Queens Gardens
ProClean Bath and Wiltshire
Thestfield Dr
Foxglove Dr
St Marys Gardens
Greyscale Theatre
Horse Rd
St Mary Magdalene Church
Gillerson Furniture Group
Canal Rd
Wickes Trowbridge


Bathford
Atworth
Whitley
Beanacre
Shaw
South Wraxall
Asda Melksham Superstore
Sandridge
Cumberwell Park
Broughton Gifford
Melksham
Redstocks
Dundas Aqueduct
Bradford Leigh
Bowerhill
Holt
Woolley Green
Whaddon
Winsley
Bradford on Avon
Seend Cleeve
Semington
Inmarsh
Freshford
Avoncliff
Staverton
Hilperton
Farleigh Hungerford Castle
Trowbridge
Ashton Common
Keevil
Bulkington
Steeple Ashton
Southwick Country Park
Tellisford
North Bradley
West Ashton
Rode
Hawkeridge
Coulston
Edington
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Rudge
Bratton White Horse & Bratton camp

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Disclaimer

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