Wrights
01225 755553

Wyke Road, Trowbridge, Wiltshire, BA14 7NZ

Offers in the region of

£270,000

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.

Well presented three bedroom home

Modern Kitchen

Spacious Lounge

Bright and spacious garden room

Gas central heating

PVCu double glazing

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.

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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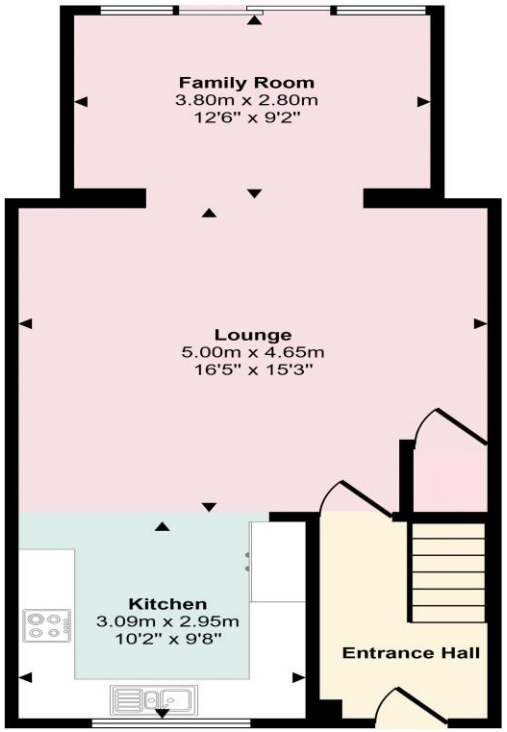
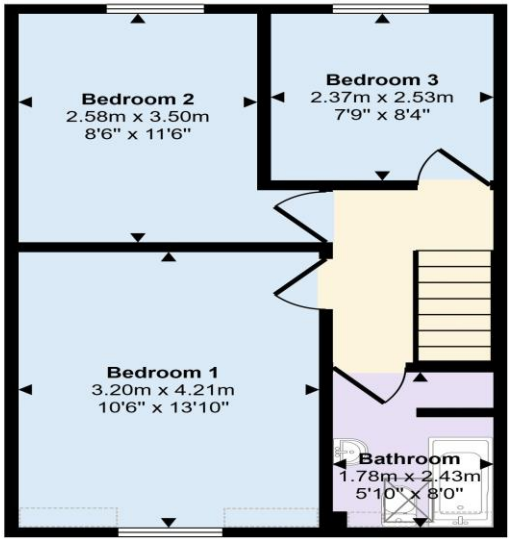
Approx Gross Internal Area
91 sq m / 975 sq ft



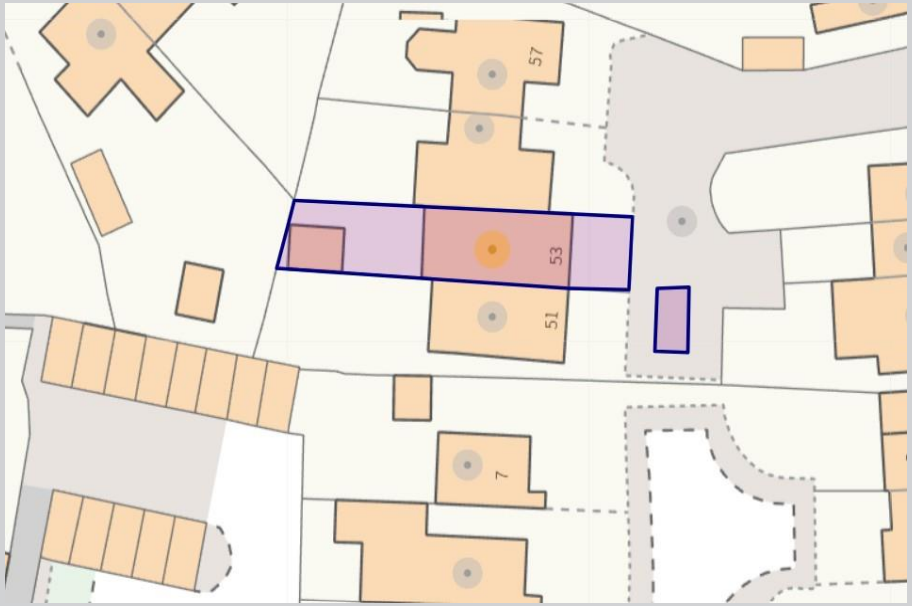
Ground Floor
Approx 50 sq m / 541 sq ft



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.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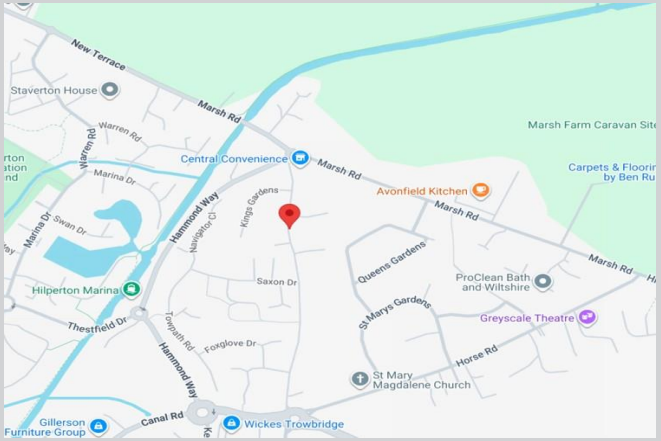
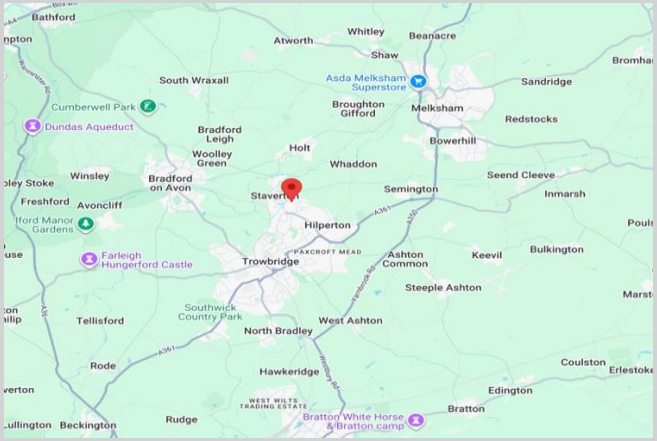

New Terrace
Staverton House
Marsh Rd
Warren Rd
Marina Dr
Central Convenience
Marsh Rd
Avonfield Kitchen
Marsh Farm Caravan Site
Carpets & Floorin by Ben Ru
Hammond Way
Kings Gardens
Swan Dr
Hilperton Marina
Saxon Dr
Queens Gardens
ProClean Bath and Wiltshire
Marsh Rd
Thestfield Dr
Foxglove Dr
St Marys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

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.