



Wrights
01225 755553

Gloucester Road, Trowbridge, Wiltshire, BA14 0AE

£234,950

This spacious three bedroom terraced property is conveniently situated within easy reach of Trowbridge town centre, railway station and a selection of primary and secondary schools.

The accommodation includes two reception rooms, a fitted kitchen and spacious ground floor bathroom, with two large double bedrooms and a third bedroom/dressing room accessed via bedroom two.

Further benefits include an enclosed rear garden, and the property is offered for sale with the benefit of no onward chain.



**Spacious Three Bedroom
Terraced Property**

**Convenient for
Trowbridge Town Centre**

**Close to Trowbridge
Railway Station**

**Convenient for Local
Schools**

Two Reception Rooms

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.

**Fitted Kitchen
Spacious Ground Floor
Bathroom
Two Large Double
Bedrooms
Enclosed Rear Garden
No Onward Chain**



The property comprises

Entrance Hall

With PVCu front door and wood flooring.

Hallway

With wood flooring, wall mounted electric heater and stairs to the first floor.

Lounge 12' 2" x 9' 10" (3.71m x 3.00m)

With wood flooring, wall mounted electric heater, feature fireplace and PVCu double glazed bay window to the front.

Dining Room 13' 1" x 13' 1" (4.00m x 3.99m)

With wood flooring, wood burning stove with brick surround, wall mounted electric heater and PVCu double glazed window to the rear.

Kitchen 9' 1" x 7' 3" (2.77m x 2.20m)

With a range of base units, solid wood worktops, integrated electric oven with induction hob over, sink/drain unit, space for fridge/freezer, dishwasher and washing machine, inset ceiling spotlights, PVCu double glazed window to the side and PVCu back door.

Bathroom

With tiled floor, white suite comprising bath with electric shower over, hand basin with vanity unit and W.C, heated towel rail, hot water cylinder, inset ceiling spotlights and obscured PVCu double glazed windows to the side and rear.

First Floor

Landing

Bedroom 1 13' 1" x 12' 3" (4.00m x 3.74m)

With wood flooring, wall mounted electric heater, built in storage cupboard and PVCu double glazed window to the front.

Bedroom 2 13' 1" x 10' 4" (4.00m x 3.14m)

With wood flooring, wall mounted electric heater and PVCu double glazed window to the rear.

Bedroom 3 8' 9" x 7' 3" (2.67m x 2.22m)

With wood flooring, wall mounted electric heater and PVCu double glazed window to the rear.

Externally

The property offers a private enclosed garden to the rear.

Tenure

The property is sold as freehold.

Council tax

The council tax band for this property is B.

EPC Rating

The EPC rating is E (47), with a potential for C (80).

Services

Electricity, water and drainage are connected. The property is heated by modern electric heaters. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1800Mbps

Mobile phone coverage

Both indoor and outdoor coverage is likely - source Ofcom.





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Ground Floor

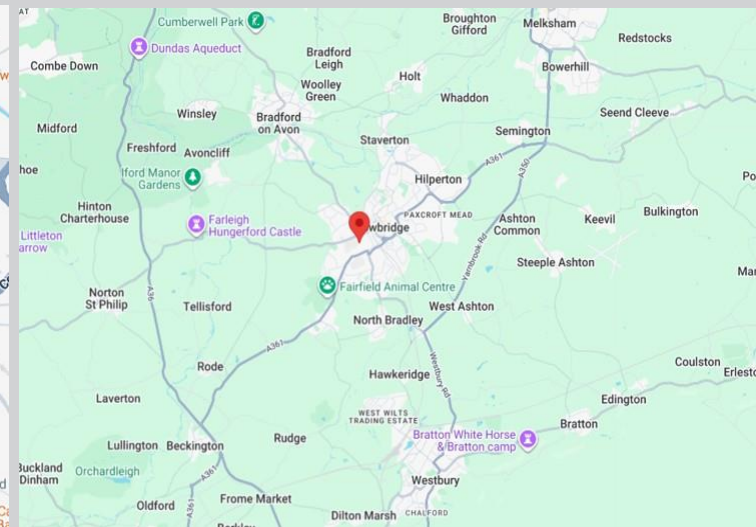
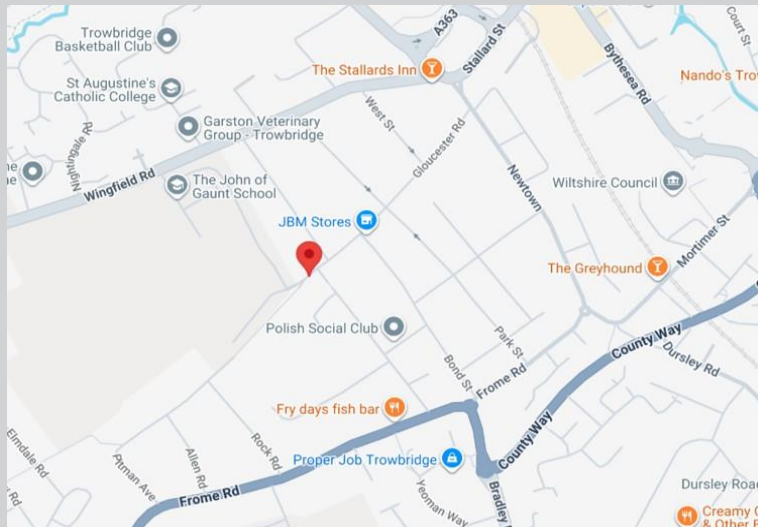
Approx. 44.8 sq. metres (482.0 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.4 sq. feet)







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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.