



Wrights
01225 755553

Maple Grove, Trowbridge, Wiltshire, BA14 0HU

Offers in Excess of
£250,000

Situation

The property is situated close to many local amenities including a choice of Primary and Secondary schools, Trowbridge College and a convenience store.

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 semi detached property

Two spacious reception rooms

Conservatory

Three well proportioned bedrooms

Gas central heating

PVCu double glazing

Driveway parking

Lovely enclosed rear garden

Situated within easy reach of Primary and Secondary schools

No onward chain



This spacious three bedroom semi detached property is situated within a well established residential area, conveniently located close to a selection of Primary and Secondary schools, as well as Trowbridge College.

Offering excellent potential for improvement and updating, the property provides generous accommodation throughout and is sold with the benefit of no onward chain.

On the ground floor the accommodation comprises a spacious lounge with access to the conservatory, dining room and fitted kitchen. Upstairs there are three well proportioned bedrooms together with a bathroom and separate cloakroom.

Externally, the property benefits from attractive front and rear gardens with mature planting, a timber summer house and useful garden storage, together with driveway parking to the front.

The property comprises

Ground Floor

Entrance Porch

With PVCu front door and PVCu double glazed window to the front.

Hall

With stairs to the first floor.

Lounge 12' 2" x 21' 0" (3.71m x 6.39m)

With radiator, open fireplace with brick surround and PVCu double glazed bay window to the front.

Conservatory 8' 8" x 7' 9" (2.63m x 2.37m)

Of PVCu construction with door to the rear garden.

Dining Room 12' 7" x 17' 5" (3.83m x 5.32m) max

With two radiators, built in dresser and cupboard space, storage cupboard under the stairs and PVCu double glazed windows to the front and rear.

Kitchen 8' 2" x 8' 8" (2.48m x 2.64m)

With a range of eye level and base units, worktops with tiled splash backs, space for cooker with extractor hood over, one and a half bowl sink and drainer unit, integrated fridge, freezer and washing machine, wall mounted gas boiler, PVCu double glazed window to the side and PVCu door opening onto the rear garden.

First Floor

Landing

With radiator, loft hatch and PVCu double glazed window to the rear.

Bedroom 1 11' 11" x 9' 10" (3.63m x 2.99m)

With built in wardrobes, radiator and PVCu double glazed window to the rear.

Bedroom 2 9' 4" x 11' 4" (2.85m x 3.46m) *plus wardrobe*

With radiator, large built in wardrobe and PVCu double glazed window to the front.

Bedroom 3 9' 2" x 7' 4" (2.80m x 2.23m)

With built in wardrobe, cupboard space and bed base, radiator and PVCu double glazed window to the rear.

Cloakroom

With close coupled W.C and obscured PVCu double glazed window to the rear.

Bathroom

With white suite comprising bath with shower attachment and hand basin with vanity unit under, radiator and obscured PVCu double glazed window to the rear.

Externally

To the front

A driveway to the front of the property provides off road parking, bordered by mature shrubs and established planted beds. The front garden has been attractively landscaped for ease of maintenance with decorative gravel areas, flowering borders and a variety of mature bushes, whilst a gated side passage provides access to the rear garden.

To the rear

The rear garden is mainly laid to lawn and enjoys a variety of mature shrubs, flowering plants and established borders, creating an attractive outdoor space. A paved pathway leads through the garden to a timber summer house and additional storage shed, whilst the property also benefits from a conservatory overlooking the garden. Enclosed by fencing and walling, the garden offers a good degree of privacy and a pleasant space for seating and entertaining.

Tenure

The property is sold as freehold.

Council tax

The property is currently in council tax band B.

Energy Performance Rating

The current EPC rating is D (67), with a potential for C (80).

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 - 1800Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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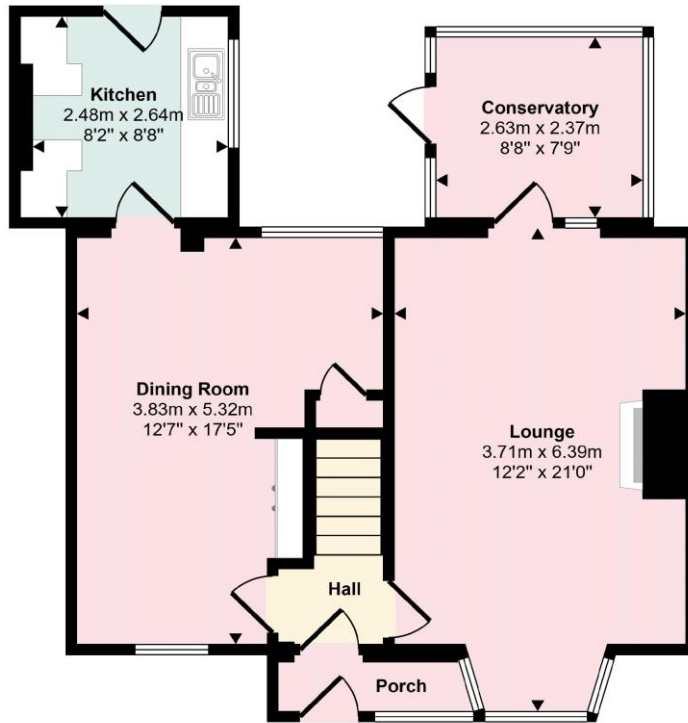


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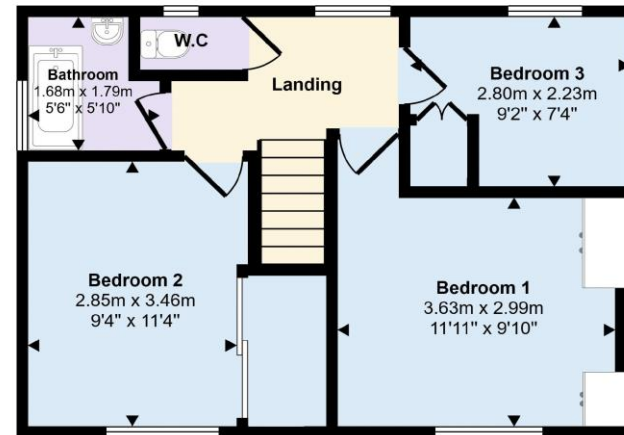
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Approx Gross Internal Area
101 sq m / 1087 sq ft

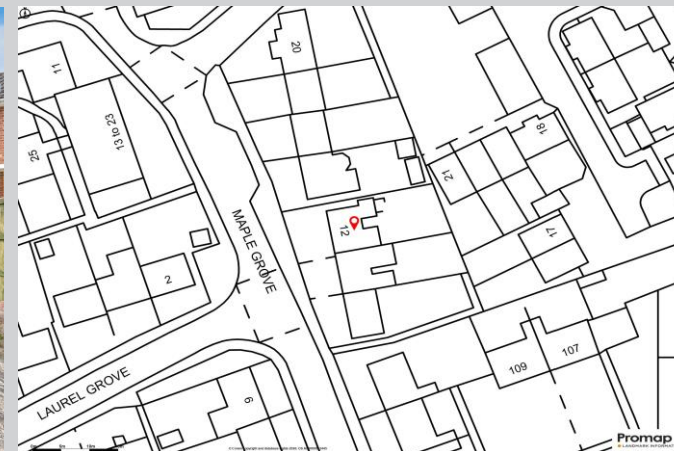


Ground Floor
Approx 59 sq m / 634 sq ft



First Floor
Approx 42 sq m / 453 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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