



Wrights
01225 755553

New Road, Trowbridge, Wiltshire, BA14 0NL

£230,000

Situated within easy reach of Trowbridge town centre, this charming period home offers spacious and versatile accommodation. The property features two reception rooms, a fitted kitchen with adjoining conservatory, a useful study and ground floor cloakroom. Upstairs are two bedrooms and a modern family bathroom, whilst the basement provides two generous cellar rooms offering excellent storage space.

Externally, the property benefits from an enclosed rear garden and off road parking adjacent to the property, together with a garage and additional parking to the rear. Sold with the benefit of no onward chain.

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.



Character period home
Spacious lounge/dining room

Kitchen with adjoining conservatory

Study and ground floor cloakroom

Two useful cellar rooms

Two double bedrooms

Enclosed rear garden

**Off-road parking,
additional rear parking
and garage**

Gas central heating

No onward chain



The property comprises

Ground Floor

Lounge 10' 4" x 11' 7" (3.15m x 3.54m)

With wood effect laminate flooring, radiator, feature fireplace surround, stairs to the first floor and PVCu double glazed window to the front. Open plan into the dining room.

Dining Room 8' 4" x 14' 4" (2.54m x 4.37m)

With wood effect laminate flooring, radiator and PVCu double glazed window to the front.

Kitchen 12' 7" x 10' 7" (3.83m x 3.23m)

With tiled flooring, a range of eye level and base units, worktops with tiled splashbacks, integrated electric oven and ceramic hob, integrated dishwasher, space for fridge/freezer and washing machine, sink/drain unit and PVCu double glazed windows to the side and rear.

Cloakroom

With close coupled W.C.

Study 6' 0" x 7' 9" (1.82m x 2.36m)

With radiator, storage cupboard and PVCu double glazed window to the rear.

Conservatory 9' 6" x 8' 7" (2.90m x 2.61m)

Of PVCu construction, with door opening onto the rear garden.

Basement Level

Cellar

The useful two room cellar offers excellent storage space, both rooms benefiting from power, lighting and radiators.

First Floor

Landing

With PVCu double glazed window.

Bedroom 1 10' 5" x 11' 6" (3.17m x 3.51m)

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

Bedroom 2 8' 6" x 9' 5" (2.58m x 2.88m)

With feature fireplace, radiator and PVCu double glazed window to the front.

Bathroom

With white suite comprising bath with mains shower over, close coupled W.C and pedestal hand basin, radiator and obscured PVCu double glazed window to the rear.

Externally

To the front

A generous hardstanding to the side of the property provides off road parking, with gated access leading through to the rear garden.

Rear Garden

The enclosed rear garden is predominantly laid to lawn with a central pathway leading to the rear. There is a gravelled seating area adjoining the conservatory, together with a variety of mature shrubs and trees, a timber summerhouse and a useful garden shed.

Rear parking/Garage

In addition to the hardstanding adjacent to the property, there is a garage and further off-road parking to the rear, accessed via an unadopted lane.

Tenure

The property is sold as freehold.

Council tax

The property is currently in council tax band A.

Energy Performance

The EPC rating is D (64), with a potential for B (86).

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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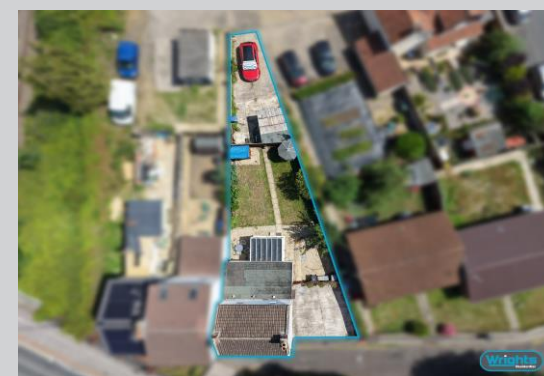
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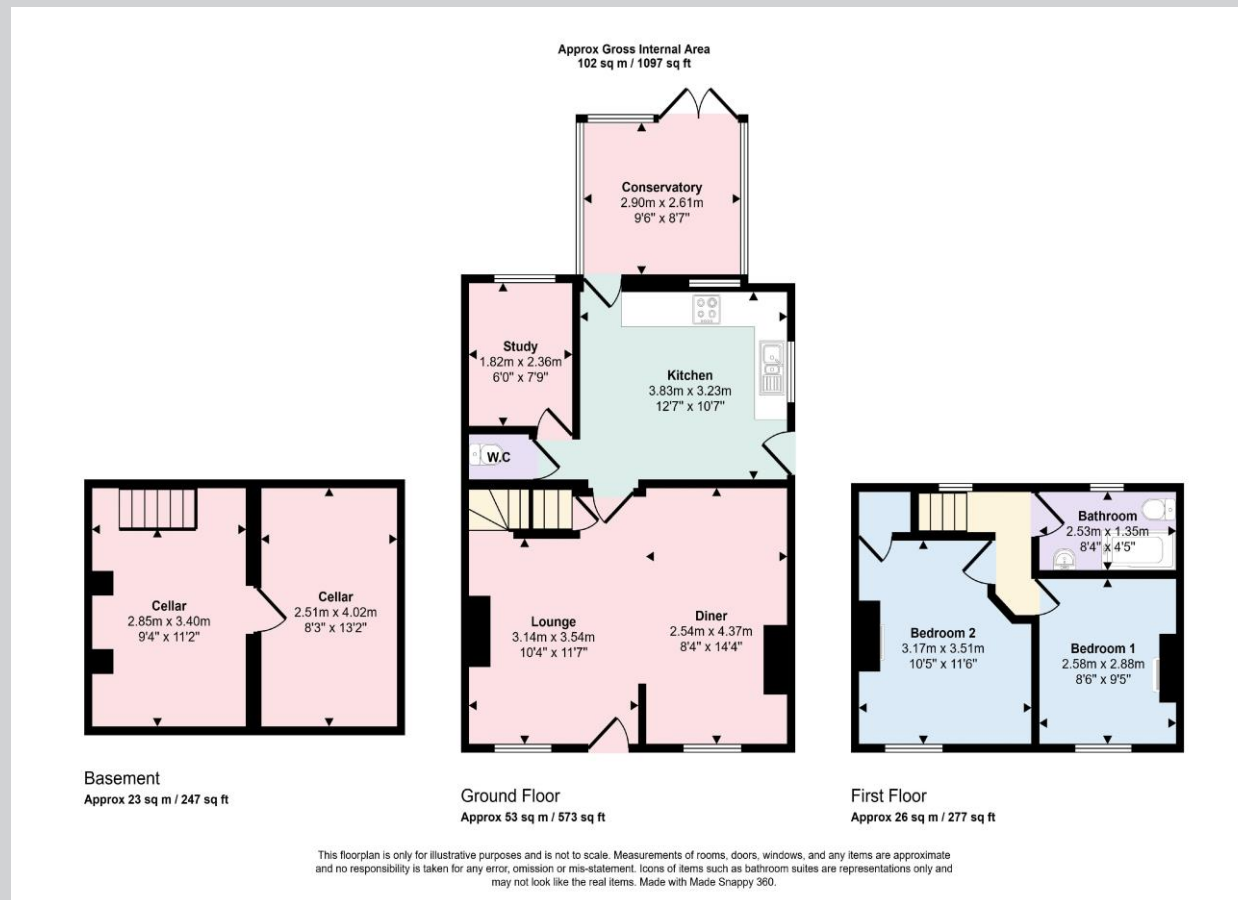
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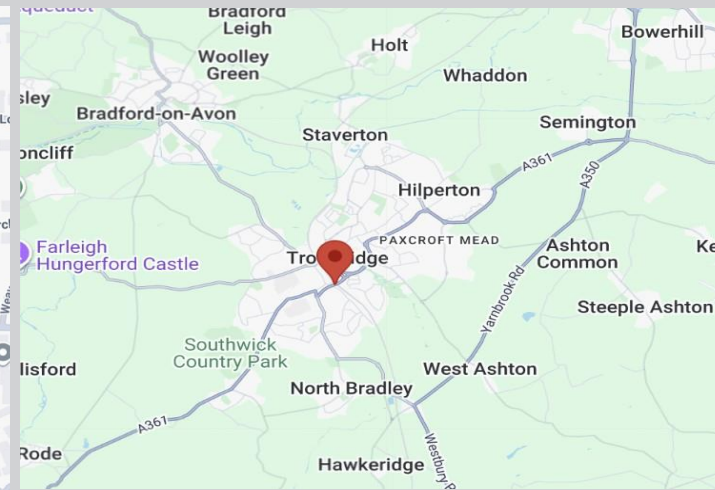
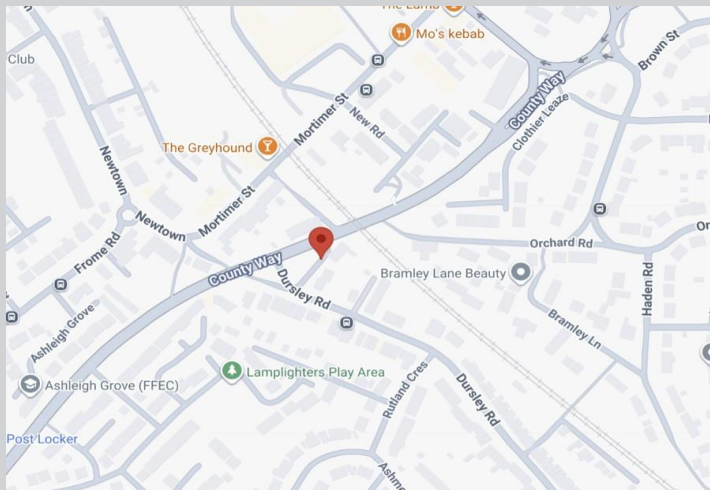


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Disclaimer

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.