



Wrights
Residential

Wrights
01225 755553

Westfield Road, Trowbridge, Wiltshire, BA14 9JG

£250,000

Situation

The property is situated within a well established residential estate on the outskirts of Trowbridge, within easy reach of many local amenities as well as both primary and secondary schools.

The market town of Trowbridge provides 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 15 miles away, famed for its shopping, period buildings and many places of cultural interest.



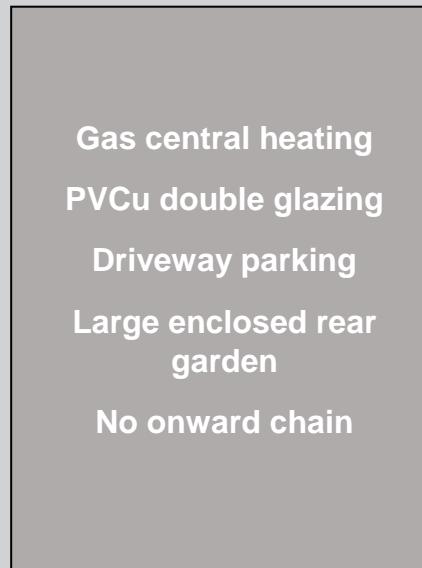
Spacious three bedroom semi detached property

Spacious lounge

Dining room opening into the kitchen

Office/family room

Three well proportioned bedrooms



Situated within an established residential area, conveniently located close to a selection of primary and secondary schools as well as Trowbridge College, this three bedroom semi detached property offers spacious and versatile accommodation throughout.

The ground floor features a generous lounge, dining room opening into a fitted kitchen with walk-in larder, together with a converted outhouse providing a useful office or family room. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefit from a spacious driveway to the front, as well as a generous enclosed garden to the rear.

Sold with the benefit of no onward chain.

The property comprises

Entrance Hall

With PVCu front door, tiled flooring and stairs leading to the first floor.

Lounge 10' 2" x 18' 0" (3.11m x 5.49m)

With wood flooring, radiator, open fireplace, PVCu double glazed window to the front and PVCu French doors opening onto the rear garden.

Dining Room 9' 1" x 12' 1" (2.76m x 3.68m)

With tiled flooring, radiator and PVCu double glazed window to the front. Archway opening into the Kitchen.

Kitchen 15' 3" x 7' 7" (4.65m x 2.32m) max

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, range cooker, space for fridge/freezer and washing machine, large walk in larder, radiator and PVCu double glazed window to the rear.

Side Hall

With PVCu doors to the front and rear and door to the Office/Family room.

Office/Family Room

This versatile room offers the ideal space for a family room or office, with a radiator and PVCu double glazed windows to the front and rear.

First Floor

Landing

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

Bedroom 1 11' 11" x 11' 8" (3.64m x 3.56m)

With radiator, cupboard housing gas combi boiler and PVCu double glazed window to the front.

Bedroom 2 13' 6" x 8' 4" (4.11m x 2.53m)

With radiator, storage cupboard over the stairs and PVCu double glazed window to the front.

Bedroom 3 7' 1" x 9' 2" (2.16m x 2.79m)

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

Bathroom 7' 3" x 5' 8" (2.2m x 1.73m)

With tiled flooring, white suite comprising bath with shower attachment, pedestal hand basin and close coupled W.C, heated towel rail, inset ceiling spotlight and obscured PVCu double glazed window to the rear.

Externally**To the front**

To the front of the property is a generous gravelled driveway providing off-road parking. A paved pathway leads to the front entrance, bordered by an area of established shrubs and planting.

To the rear

The property benefits from an exceptionally generous enclosed rear garden, offering excellent outdoor space and a variety of areas for both relaxation and use.

The garden is predominantly laid to lawn with a central pathway leading through the space. To the rear of the property is a paved patio area, partially covered by a timber pergola, providing an ideal area for seating and outdoor dining. Further features include mature shrubs, established planting and hedging, creating a pleasant and private setting.

Towards the far end of the garden is an additional seating area together with a timber summerhouse and greenhouse. The garden is fully enclosed by fencing and offers a good degree of privacy.

Tenure

The property is sold as Freehold.

Council Tax

The property is in a Council Tax band B.

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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Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk

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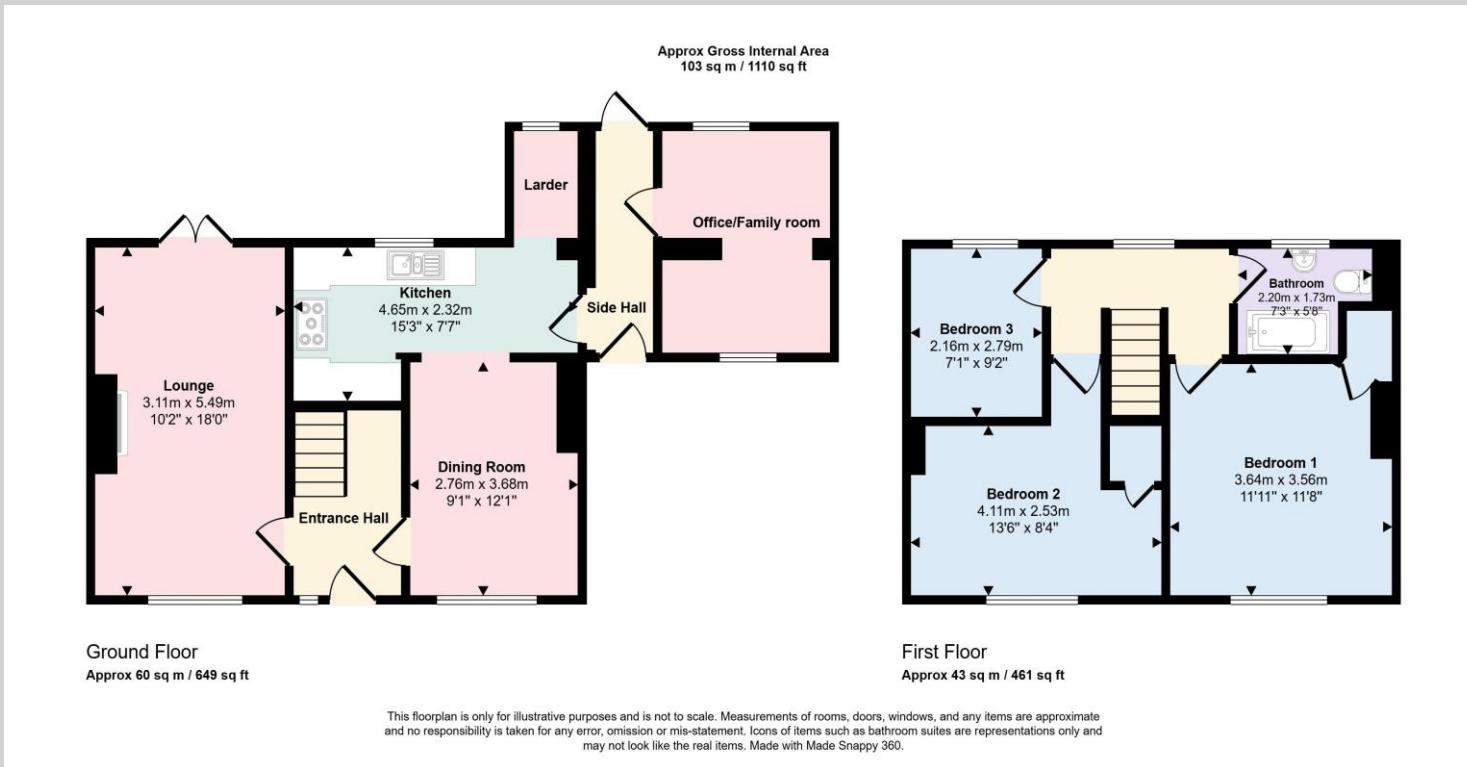
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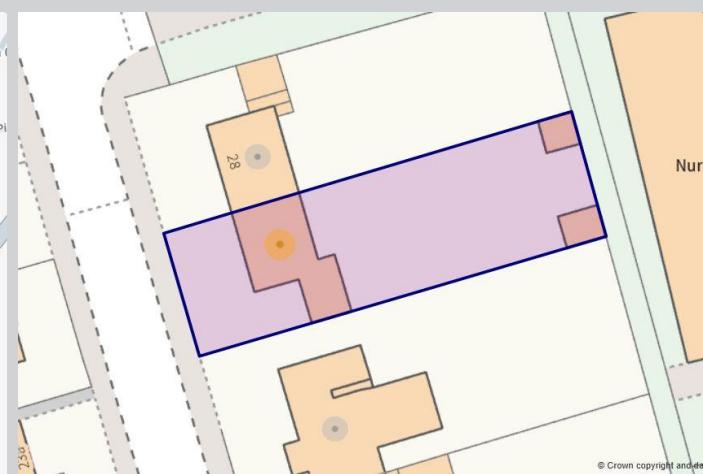
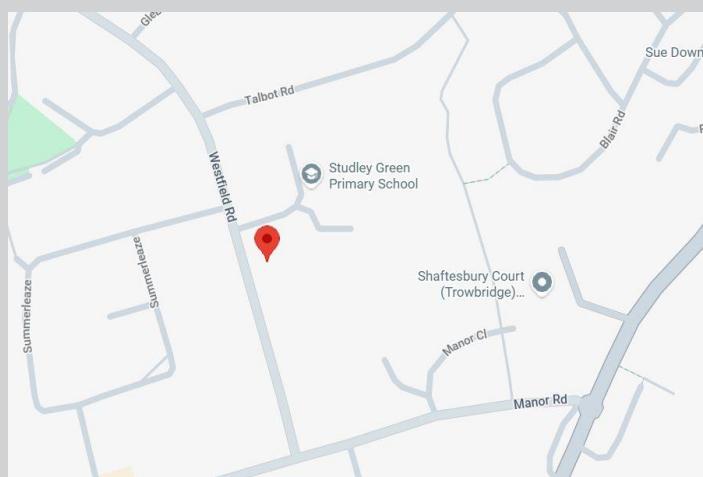
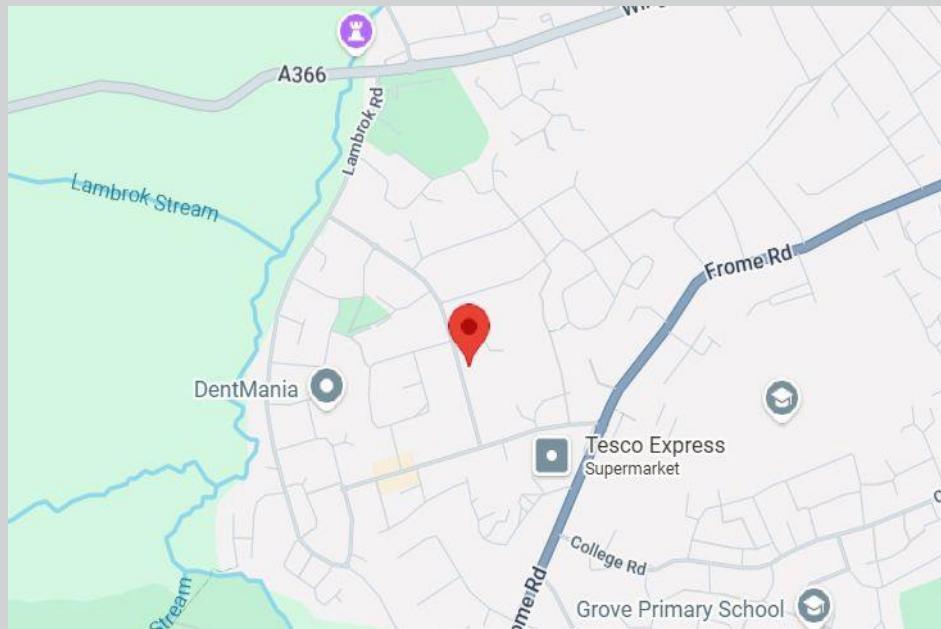


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intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only

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

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 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

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:

Disclaimer

24 Fore Street, Trowbridge, Wiltshire, BA14 8ER
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The logo for Wright Residential features the word "Wright" in a bold, blue, sans-serif font. The "W" is stylized with a vertical bar on the right side. A horizontal bar extends from the top of the "W" across the rest of the word, with a small gap between the "W" and the rest of the letters.