



Wrights
01225 755553

16 Almond Grove, Trowbridge, Wiltshire, BA14 0HZ

Guide Price £259,000

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.



Well-presented three bedroom family home

Conveniently located close to a popular primary school

Easy access to secondary schools and Trowbridge College

Mechanical heat recovery ventilation system supplying filtered fresh air throughout

Open outlook over a green to the front

Solar panels with battery storage improving energy efficiency owned outright

Recently replaced roof and upgraded insulation throughout

Multi-fuel burner providing an attractive focal point

Full-fibre broadband and modernised electrical installation

Sold with no onward chain



This well presented three bedroom family home is conveniently located close to a popular primary school and offers easy access to local secondary schools and Trowbridge College, making it an ideal choice for families.

The property has been extensively improved by the current owners, with a strong emphasis on energy efficiency and long-term comfort. Notable features include solar panels with battery storage owned outright, a mechanical heat recovery ventilation system designed to enhance indoor air quality, upgraded insulation throughout and a recently replaced roof.

Additional benefits include a high-efficiency gas central heating boiler, wood flooring with underfloor insulation and a multi-fuel burner providing an attractive focal point to the living space. The property further benefits from generous front and rear gardens and enjoys an open outlook over a green to the front. Additional features include full-fibre broadband, modernised electrics and smart meters, offering a well-equipped and energy-conscious home suited to modern living.

The property comprises

Ground Floor

Entrance Hall

With PVCu front door, radiator, built in storage cupboard housing gas combination boiler and stairs leading to the first floor.

Lounge 12' 4" x 18' 0" (3.76m x 5.49m)

With wood flooring, radiator, multi fuel burning stove and PVCu double glazed windows to the front and rear.

Kitchen/Diner 9' 6" x 14' 0" (2.89m x 4.27m)

With wood laminate flooring, a range of eye level and base units, worktops with tiled splashback, inset sink and drainer unit, integrated electric oven and ceramic hob with extractor hood over, space for fridge/freezer, dishwasher and washing machine, radiator, storage cupboard under the stairs and PVCu double glazed window to the rear.

First Floor

Landing

With access to loft space and PVCu double glazed window to the rear.

Bedroom 1 12' 4" x 9' 11" (3.77m x 3.03m)

With wood laminate flooring, radiator, built in storage cupboard and PVCu double glazed window to the front.

Bedroom 2 9' 10" x 11' 11" (2.99m x 3.63m)

With wood laminate flooring, radiator, two large built in storage cupboards and PVCu double glazed window to the front.

Bedroom 3 9' 4" x 7' 5" (2.84m x 2.27m)

With radiator and PVCu double glazed window to the rear.

Bathroom

With wood laminate flooring, white suite comprising bath with shower over, hand basin with vanity unit, heated towel rail and obscured PVCu double glazed window to side.

W.C

With fully tiled flooring and walls, W.C, heated towel rail and obscured PVCu double glazed window to the rear.

Externally

To the front

The generous front garden is mainly laid to gravel, with a path leading to the front door.

To the rear

The property benefits from an enclosed rear garden, laid mainly to lawn with a paved patio area providing space for outdoor seating. A pathway leads through the garden to a rear access gate. The garden also features raised planted borders, an additional patio area and a spacious summerhouse positioned to the rear. The garden is enclosed by fencing, with a neighbouring property benefiting from a right of access across the garden for use of the rear gate.

Parking

We understand there is an area nearby which is currently used for parking, with spaces informally agreed between residents. However, this is not included within the title and no formal rights are granted. Buyers are advised to make their own enquiries.

Council tax

The property is currently in band B.

Tenure

The property is sold as Freehold.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a modern condensing gas combi boiler (24–30 kW range) to radiators. Please note that the Agent has not tested any appliances.

Energy Performance

The current EPC rating is B (89).

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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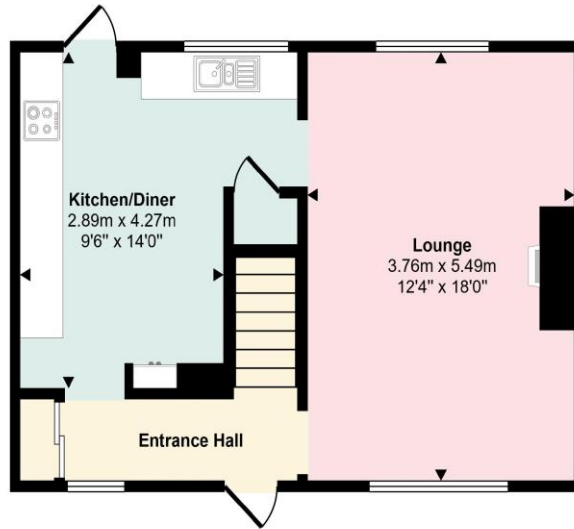
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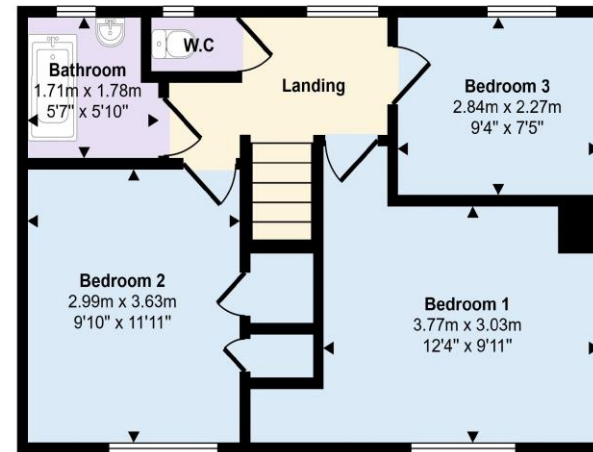
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Approx Gross Internal Area
86 sq m / 928 sq ft

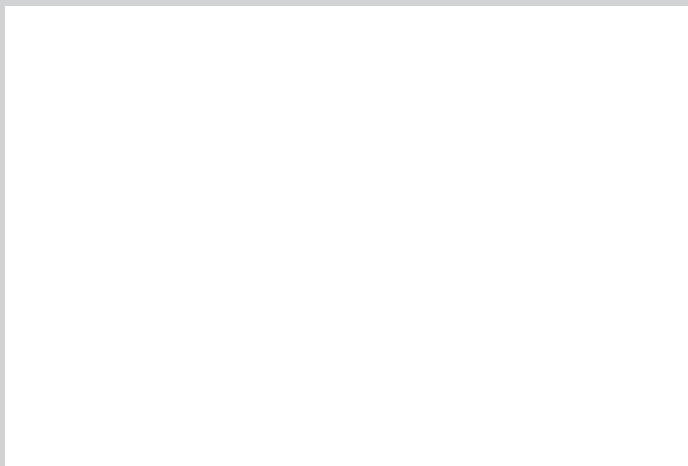
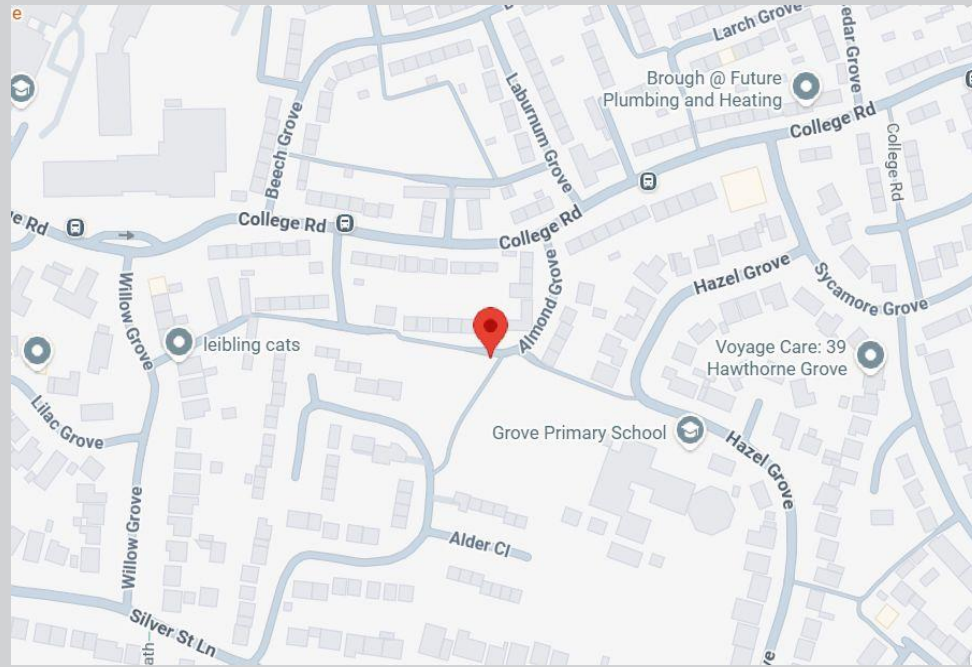


Ground Floor
Approx 43 sq m / 461 sq ft



First Floor
Approx 43 sq m / 467 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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Disclaimer

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