



Wrights
01225 755553

Jasmine Way, Trowbridge, Wiltshire, BA14 7SW

£265,000

Situation

The property is situated on a cul-de-sac within the popular Lavender Fields development, just a 10 minute level walk from the town centre and offering easy access to Biss Meadows Country Park. The town centre 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 12 miles away, famed for its shopping, period buildings and many places of cultural interest.



Modern three bedroom home

Popular Lavender Fields development

Close to Biss Meadows Country Park

Within easy reach of Trowbridge town centre

Modern fitted kitchen

**Lounge/diner
Conservatory overlooking the rear garden
Modern family bathroom
Shared driveway parking and detached garage
No onward chain**



This modern three bedroom home is situated within the popular Lavender Fields development, close to Biss Meadows Country Park and within easy reach of Trowbridge town centre.

The accommodation comprises an entrance hall, cloakroom, modern fitted kitchen and lounge/diner, leading through to a conservatory overlooking the rear garden. Upstairs are three bedrooms together with a modern family bathroom. Externally, the property benefits from an enclosed rear garden with patio and lawned areas, together with a driveway and detached garage. The property is offered for sale with the benefit of no onward chain.

The property comprises

Ground Floor

Entrance Hall

With composite front door, radiator and stairs to the first floor with storage cupboard under.

Cloakroom

With white suite comprising close coupled W.C and hand basin with vanity unit, radiator and obscured PVCu double glazed window to the front.

Kitchen 8' 10" x 7' 4" (2.68m x 2.24m)

With a range of eye level and base units, wood effect laminate worktops with upstands, integrated electric oven and gas hob with extractor hood over, integrated dishwasher, space for fridge/freezer and washing machine and PVCu double glazed window to the front.

Lounge/Diner 15' 3" x 16' 3" (4.64m x 4.95m)max

With two radiators, PVCu double glazed windows to the side and rear and sliding patio doors to the conservatory.

Conservatory 10' 2" x 7' 9" (3.1m x 2.35m)

Of PVCu construction with a dwarf brick wall and PVCu french doors opening onto the rear garden.

First Floor

Landing

With doors to the three bedrooms and bathroom.

Bedroom 1 13' 5" x 9' 11" (4.08m x 3.03m)max

With built in wardrobes, radiator and two PVCu double glazed windows to the rear

Bedroom 2 7' 2" x 10' 0" (2.19m x 3.04m)max

With radiator and PVCu double glazed window to the rear.

Bedroom 3 7' 8" x 7' 5" (2.33m x 2.25m)

With radiator, airing cupboard housing gas boiler and PVCu double glazed window to the rear.

Bathroom 5' 3" x 6' 4" (1.60m x 1.94m)

With white suite comprising bath with mains rainfall shower over, close coupled W.C and hand basin with vanity unit, heated towel rail, extractor fan and obscured PVCu double glazed window to the side.

Externally

To the front and side

The property is approached via a pathway leading to the covered entrance and front door, with a low maintenance gravelled front garden incorporating established shrubs and planting. To the side of the property is a shared driveway providing off road parking, which continues to a detached garage situated towards the rear.

Garage 8' 2" x 16' 5" (2.5m x 5m)

With up and over door to the front, power, light and eaves storage.

To the rear

The enclosed rear garden features a paved patio seating area adjoining the property, providing space for outdoor dining and entertaining. Steps lead up to a lawned area, with a variety of established trees and shrubs. The garden is enclosed by timber fencing, with gated access leading to the driveway and detached garage.

Tenure

The property is sold as freehold.

Council tax

The property is currently in council tax band C.

EPC rating

The EPC rating is C (70), with a potential for B (89).

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a Worcester Bosch combi boiler that was installed in 2022 and recently serviced. Please note that the Agent has not tested any appliances.

Broadband

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

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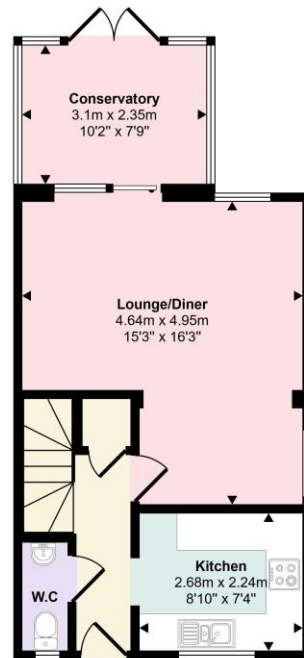


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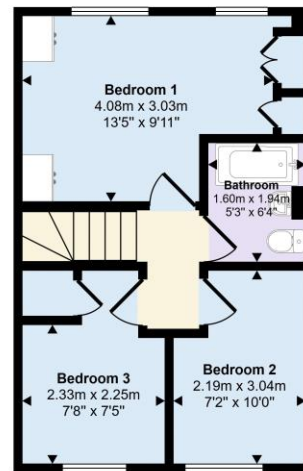
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Approx Gross Internal Area
89 sq m / 957 sq ft



Ground Floor
Approx 42 sq m / 448 sq ft

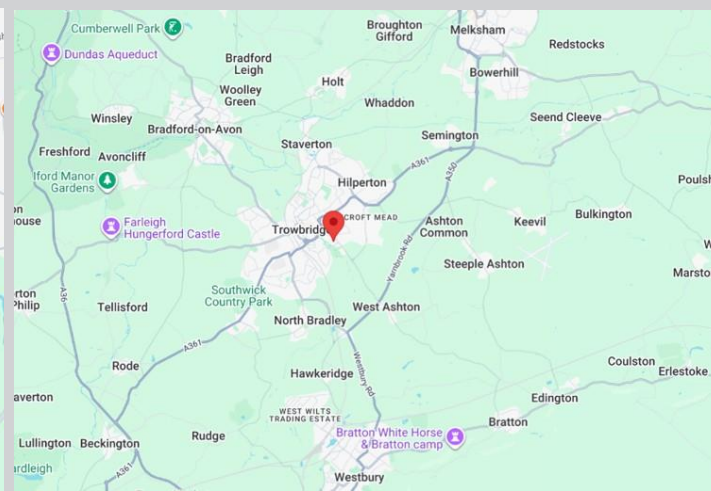
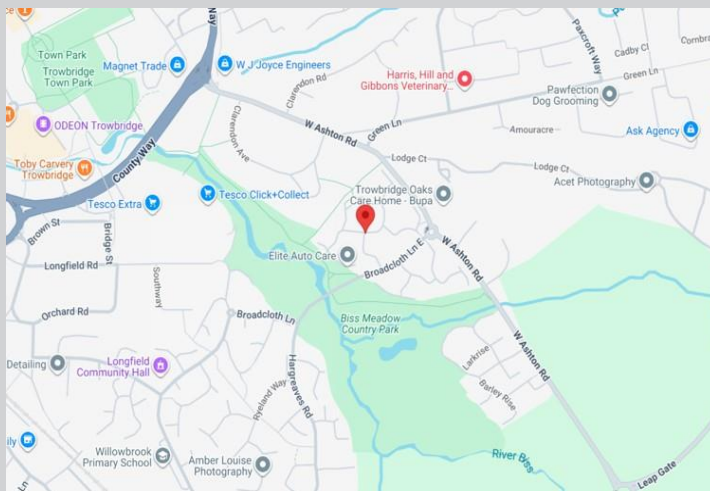


First Floor
Approx 35 sq m / 377 sq ft



Garage
Approx 12 sq m / 132 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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