



Wrights
01225 755553

Charles Street, Trowbridge, Wiltshire, BA14 8NB

£235,000

Situation

The property is situated close to many local amenities including Trowbridge railway station and the town centre, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (approx 5 miles) and indirect via Trowbridge. The World Heritage City of Bath is just 15 miles away, famed for its shopping, period buildings and many places of cultural interest.



Four bedroom family home

Within easy reach of Trowbridge town centre

Gas central heating

Spacious lounge

Kitchen/diner

Ground floor cloakroom

Modern first floor shower room

Generous enclosed front and rear gardens

Ideal family home or first-time purchase

No onward chain



This four bedroom family home is situated within an established residential area, conveniently located within easy reach of Trowbridge town centre, local schools and a range of everyday amenities.

The spacious accommodation comprises an entrance hall, generous lounge, kitchen/diner and cloakroom on the ground floor. Upstairs are four bedrooms and a modern shower room. Outside, the property benefits from generous enclosed front and rear gardens, making it an ideal home for growing families or first-time buyers seeking additional space.

The property is offered for sale with no onward chain.

The property comprises

Ground Floor

Entrance Hall

With wooden front door, radiator and stairs to the first floor.

Lounge

11' 8" x 13' 5" (3.55m x 4.09m)

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

Kitchen/Diner

12' 10" x 8' 5" (3.90m x 2.57m)

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, inset sink and drainer units, space for range cooker, fridge/freezer, dishwasher and washing machine, storage cupboard under the stairs, door to the garden and PVCu double glazed window to the rear.

Cloakroom

With tiled flooring and close coupled W.C.

First Floor

Landing

With wood flooring and loft access.

Bedroom 1

11' 9" x 10' 2" (3.58m x 3.11m)

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

Bedroom 2

8' 10" x 11' 5" (2.70m x 3.48m)max

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

Bedroom 3

8' 11" x 9' 1" (2.71m x 2.78m)

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

Bedroom 4

7' 1" x 7' 4" (2.15m x 2.23m)

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

Shower Room

4' 1" x 7' 4" (1.24m x 2.24m)

With wood laminate flooring, suite comprising shower enclosure with mains shower, close coupled W.C and hand basin with vanity unit, radiator, extractor fan and obscured PVCu double glazed window to the rear.

Externally

To the front

The front garden is laid mainly to lawn with a selection of mature shrubs creating a pleasant outlook. A shared pathway provides access to the rear garden. Subject to the necessary planning permissions and consents, there is potential to create off-road parking to the front of the property.

To the rear

Directly to the rear of the property is a shared pathway providing access to the front of the property for both this property and the neighbouring home. Beyond this, the generous rear garden has been thoughtfully arranged with a patio seating area, gravelled sections, raised vegetable beds, a greenhouse and a variety of mature shrubs and planting.

A pathway leads to the rear of the garden where there is a timber summerhouse, creating an ideal space for a hobby room, workshop or additional storage. The garden is enclosed by fencing and offers plenty of scope for keen gardeners to enjoy.

Tenure

The property is sold as freehold.

Council tax

The property is currently in 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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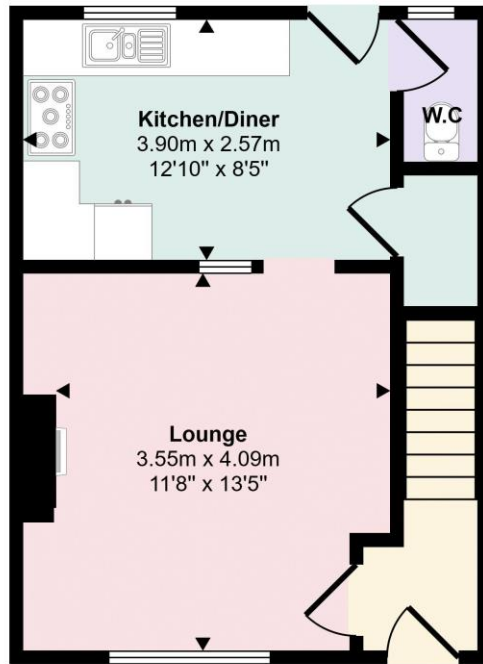


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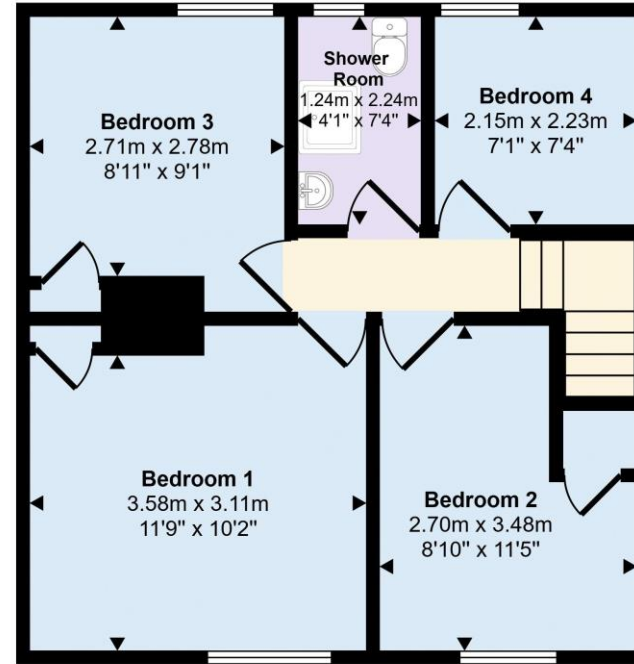
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Approx Gross Internal Area
76 sq m / 821 sq ft

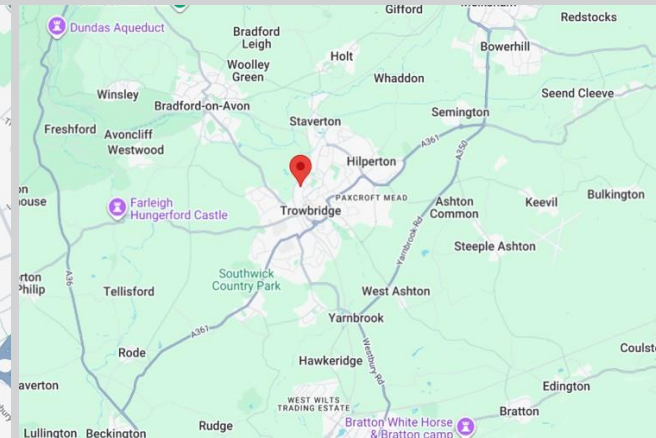
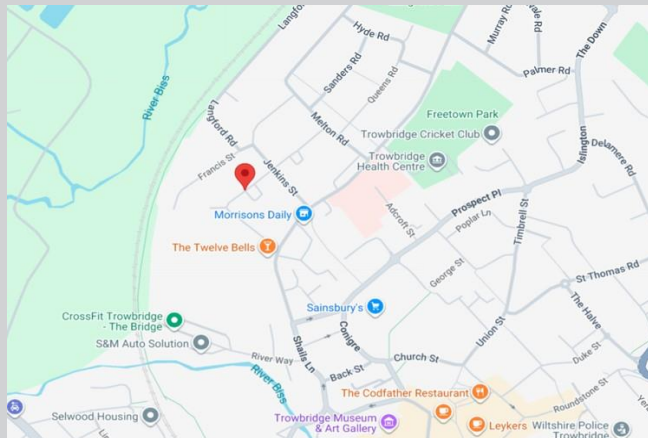


Ground Floor
Approx 33 sq m / 353 sq ft



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

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.