



Wrights
01225 755553

Rambler Close, Trowbridge, Wiltshire, BA14 9SL

£300,000

Situation

The property is situated on the sought after Broadmead estate, 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.



Well presented three bedroom semi detached home

Sought after Broadmead development on the Bradford on Avon side of Trowbridge

Spacious lounge

Separate dining room

Fitted kitchen

Three well proportioned bedrooms

Beautifully maintained and generous rear garden

Driveway parking and integral garage

Solar panels (leased)

No onward chain



This well presented three bedroom semi-detached home is situated on the sought after Broadmead development on the Bradford on Avon side of Trowbridge, conveniently positioned within easy reach of local schools, amenities and excellent transport links.

The accommodation comprises an entrance porch, spacious lounge, separate dining room and fitted kitchen on the ground floor. Upstairs, there are three bedrooms and a family bathroom. Externally, the property boasts a beautifully maintained, generous rear garden, providing an excellent space for relaxing and entertaining.

The property also benefits from driveway parking, an integral garage and is offered for sale with the benefit of no onward chain.

The property comprises

Ground Floor

Entrance Porch

With PVCu front door and obscured PVCu double glazed window to the side.

Lounge

10' 10" x 14' 1" (3.29m x 4.29m)

With radiator and PVCu double glazed window to the front. Opens into the dining room.

Dining Room

8' 4" x 14' 1" (2.54m x 4.29m) max

With radiator, stairs to the first floor with storage cupboard under and PVCu double glazed window to the rear.

Kitchen

10' 9" x 7' 7" (3.27m x 2.32m)

With a range of eye level and base units, worktops with tiled splash backs, inset sink and drainer unit, space for cooker, fridge/freezer and washing machine, radiator, PVCu double glazed window to the rear and PVCu door opening onto the rear garden.

First Floor

Landing

With airing cupboard housing gas boiler and loft access.

Bedroom 1

10' 0" x 11' 7" (3.06m x 3.52m)

With radiator and PVCu double glazed window to the front.

Bedroom 2

10' 2" x 10' 2" (3.10m x 3.11m)

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

Bedroom 3

9' 1" x 7' 6" (2.76m x 2.29m)

With radiator and PVCu double glazed window to the front.

Family Bathroom

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

Externally

To the front

The property is approached via a driveway providing off road parking and access to the integral garage. To the side is a lawned front garden with mature shrubs, whilst a gated side access leads through to the rear garden.

Garage 8' 2" x 16' 10" (2.49m x 5.12m)

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

To the rear

The generous rear garden is predominantly laid to lawn with well stocked flower and shrub borders, providing an attractive outdoor space to enjoy throughout the year. A paved patio adjoins the property, ideal for outdoor seating and entertaining, whilst a substantial timber garden room offers a versatile space for a home office, gym or hobbies room. The garden is fully enclosed and benefits from gated side access.

Tenure

The property is sold as freehold.

Council tax

The property is currently in council tax band C.

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.

Solar panels

The property benefits from leased solar panels. The lease runs until 2035 and will transfer to the purchaser on completion. Further details are available upon request.

Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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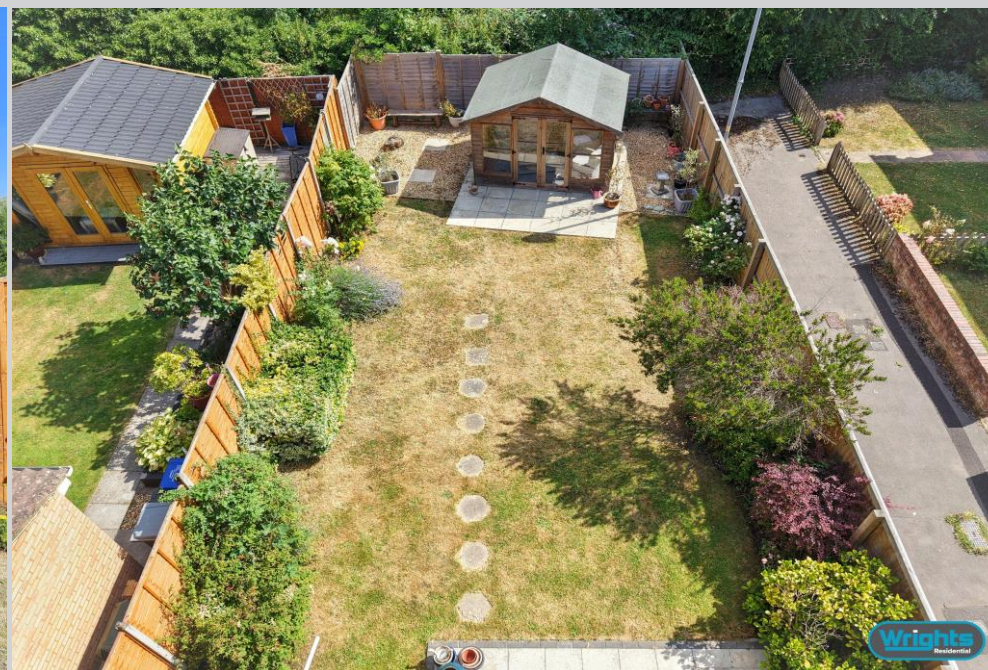




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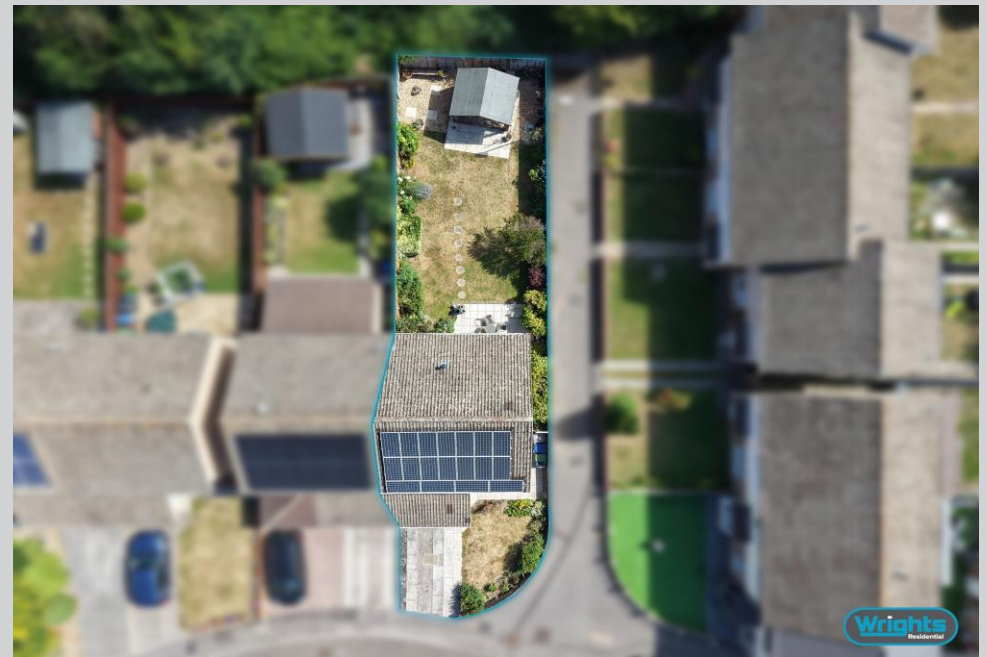
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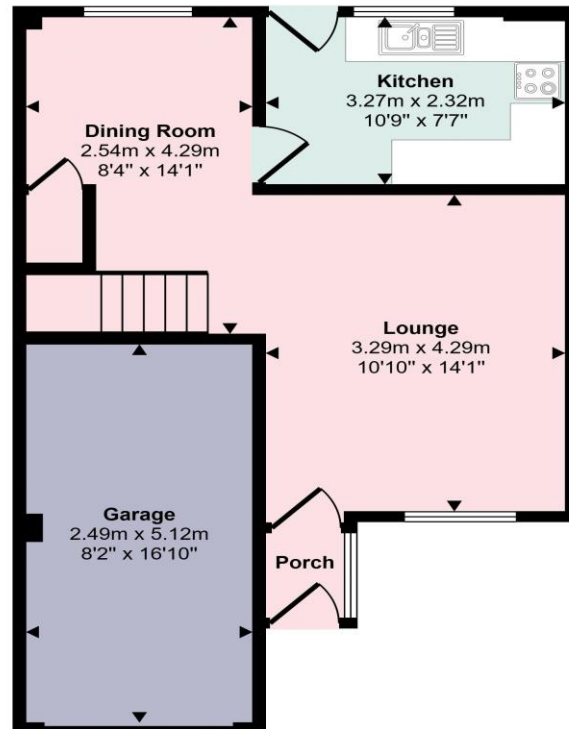


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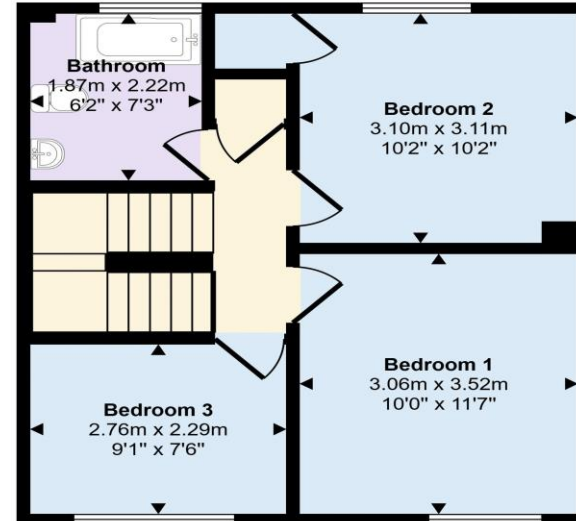
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Approx Gross Internal Area
90 sq m / 964 sq ft

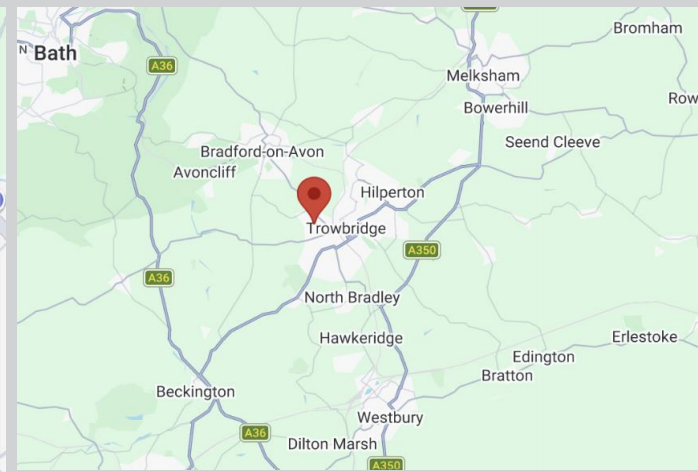
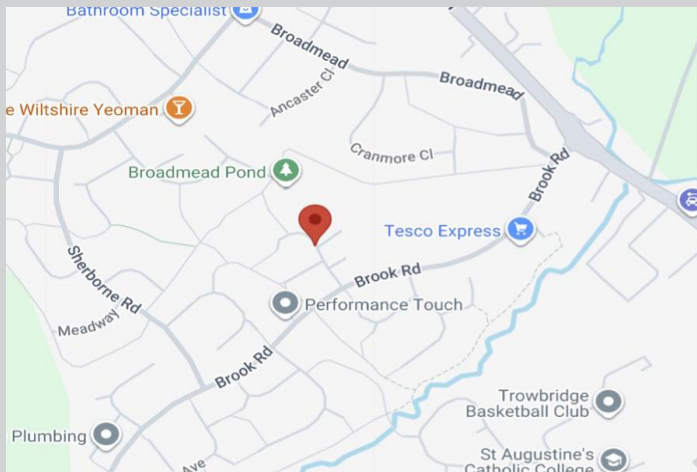


Ground Floor
Approx 49 sq m / 526 sq ft



First Floor
Approx 41 sq m / 437 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.