



Wrights
01225 755553

Heather Shaw, Trowbridge, Wiltshire, BA14 7JT

£220,000

Situation

The property is situated in an established residential development, within walking distance of Trowbridge town centre. The County 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 11 miles away, famed for its shopping, period buildings and many places of cultural interest.



Two bedroom semi detached home

Well presented throughout

Spacious open plan lounge/diner

Modern fitted kitchen

Two double bedrooms

Spacious family bathroom

Landscaped split level rear garden

Large garage and driveway parking

Conveniently situated within easy reach of Trowbridge town centre

No onward chain



Situated within an established residential development, conveniently positioned within easy reach of Trowbridge town centre, this well presented two bedroom semi detached home is offered for sale with the benefit of no onward chain.

The accommodation comprises an entrance hall, a spacious open plan lounge/diner providing an excellent living and entertaining space, and a modern fitted kitchen. On the first floor are two generous double bedrooms and a spacious family bathroom.

Externally, the property benefits from an enclosed, landscaped rear garden featuring a patio, lawn and additional seating area. Further advantages include a large garage, driveway parking and a convenient location close to local amenities, schools and transport links.

An early viewing is highly recommended.

The property comprises

Ground Floor

Entrance Hall

With PVCu front door, wood effect laminate flooring, radiator and stairs to the first floor.

Lounge/Diner 14' 6" x 18' 7" (4.43m x 5.67m) max

With wood effect laminate flooring, storage cupboard under the stairs, two radiators, PVCu double glazed window to the rear and PVCu door opening onto the rear garden.

Kitchen 8' 3" x 8' 2" (2.52m x 2.50m)

With wood effect laminate flooring, a range of eye level and base units, worktops with tiled splash backs, integrated eye level double oven, four ring gas hob with extractor hood over, integrated dishwasher and fridge, inset sink and drainer unit and PVCu double glazed window to the front.

First Floor

Landing

With storage cupboard and cupboard housing gas boiler.

Bedroom 1 12' 5" x 9' 9" (3.79m x 2.98m)

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

Bedroom 2 14' 7" x 8' 6" (4.44m x 2.58m)

With radiator and PVCu double glazed window to the rear.

Bathroom

With white suite comprising bath with mains shower over, close coupled W.C and pedestal hand basin, heated towel rail and extractor fan.

Externally

To the front and side

Driveway parking for one vehicle in front of the garage. Path leading to the front door.

Garage 11' 9" x 17' 9" (3.57m x 5.41m)

With electric door to the front, power, light, eaves storage and door to the rear garden.

To the rear

The split level enclosed rear garden has been thoughtfully landscaped for ease of maintenance and enjoys a good degree of privacy. A paved patio provides an ideal space for outdoor seating and entertaining, with steps leading to a sloped lawn and a further patio at the top of the garden. The garden is enclosed by fencing and brick walls, creating an attractive outdoor space.

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.

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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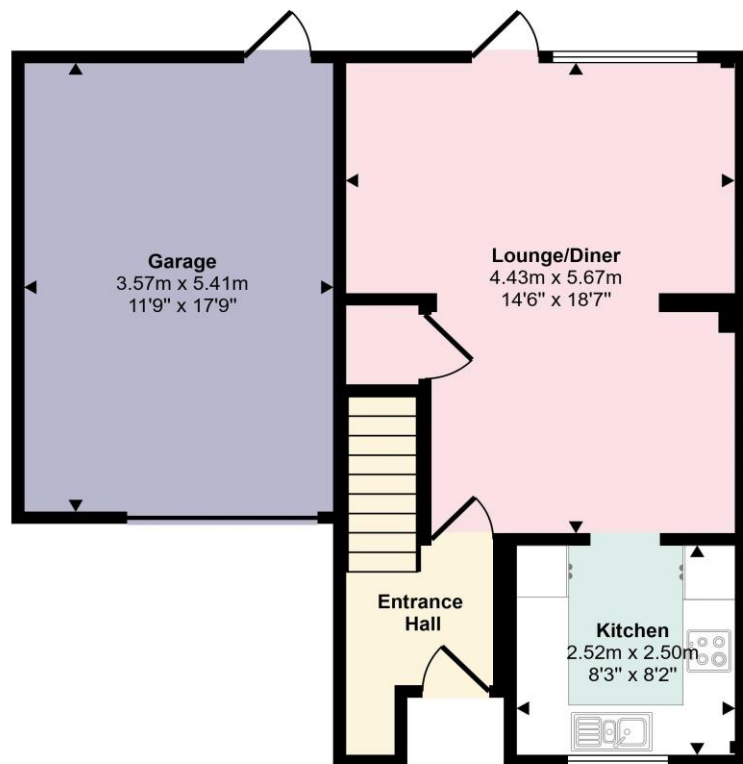


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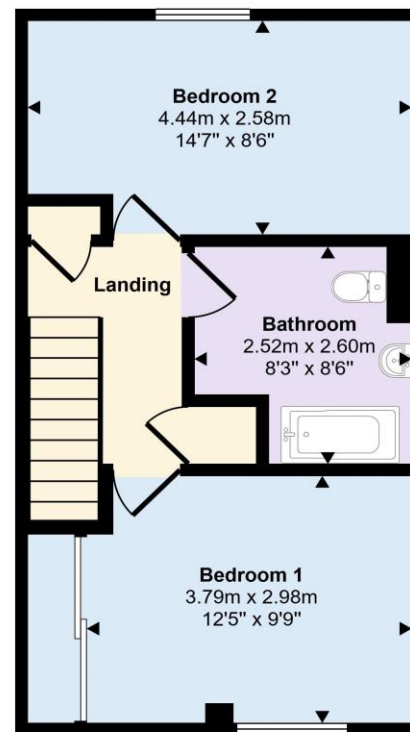
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Approx Gross Internal Area
94 sq m / 1011 sq ft

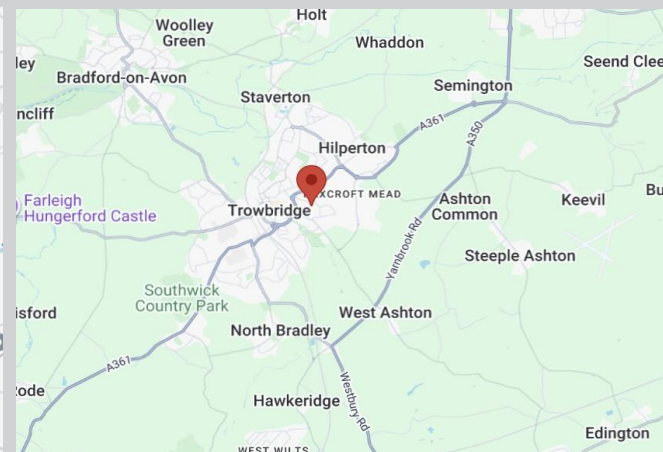
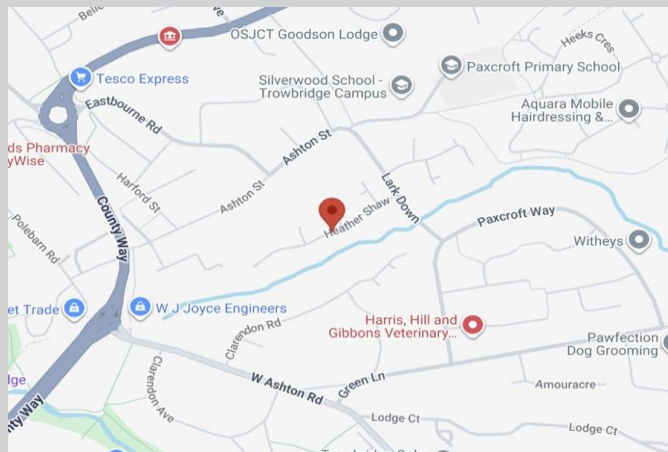


Ground Floor
Approx 56 sq m / 605 sq ft



First Floor
Approx 38 sq m / 406 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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