



**Wrights**  
01225 755553

Francis Street, Trowbridge, Wiltshire, BA14 8NZ

£240,000

Offered for sale with no onward chain, this spacious three bedroom mid terrace home offers excellent family accommodation, with a generous lounge opening through to a separate family room and a fitted kitchen/diner overlooking the rear garden.

The ground floor also benefits from a useful store room and a convenient cloakroom. Upstairs are three well proportioned bedrooms and a family bathroom.

Externally, the enclosed rear garden enjoys attractive open views across the surrounding countryside, creating a peaceful setting within this well established residential area.



**Three bedroom mid terrace home**

**Spacious lounge and family room**

**Well appointed kitchen/diner**

**Ground floor cloakroom and useful store room**

**Three well proportioned first floor bedrooms**

### 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.

### First floor Family bathroom

**Tiered rear garden with patio and lawn**

**Attractive rear views across surrounding countryside**

**Ideal first-time purchase, family home or investment opportunity**

**Sold with no onward chain**



## The property comprises

### Ground Floor

#### Entrance Porch

With PVCu front door, wood laminate flooring, radiator and wall mounted gas boiler.

#### Hall

With wood laminate flooring and stairs to the first floor.

#### Lounge *12' 7" x 16' 6" (3.84m x 5.04m)*

A spacious and well proportioned reception room opening directly from the entrance hall radiator and PVCu double glazed window to the front. A large opening leads through to the family room.

#### Family Room *9' 2" x 9' 10" (2.80m x 2.99m)*

A versatile second reception room with radiator and an archway opening into the Kitchen/Diner.

#### Kitchen/Diner *14' 4" x 9' 6" (4.37m x 2.89m)*

With wood laminate flooring, a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and ceramic hob with extractor hood over, space for fridge/freezer, washing machine and dishwasher, one and a half bowl sink drainer, radiator, PVCu double glazed window to the rear and PVCu sliding patio doors opening onto the rear garden.

#### Lobby

With tiled floor.

#### Store room

With wall mounted electric meter and consumer unit.

#### Cloakroom

With tiled floor, low level W.C and hand basin.

### First Floor

#### Landing

With airing cupboard housing hot water cylinder and loft hatch.

#### Bedroom 1 *9' 3" x 14' 6" (2.83m x 4.42m)*

With radiator and PVCu double glazed window to the front.

#### Bedroom 2 *9' 3" x 11' 10" (2.82m x 3.60m)*

With radiator and PVCu double glazed window to the rear.

#### Bedroom 3 *6' 1" x 9' 0" (1.85m x 2.74m)*

With radiator and PVCu double glazed window to the front.

#### Bathroom

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

### Externally

#### To the front

The front garden is laid to lawn with steps and a path to the front door.

#### To the rear

The enclosed rear garden enjoys a pleasant outlook over mature trees and greenery beyond. Immediately adjoining the property is a paved patio, accessed directly from the house, providing an ideal space for outdoor seating and entertaining.

Steps lead down to a lawned garden with a pathway to the side, mature planted borders and a useful timber garden shed. The garden is enclosed by timber fencing, offering a good degree of privacy.

### Tenure

The property is sold as freehold.

### Council tax

The property is currently in council tax band B.

### Energy Performance

The EPC rating is C (73), with a potential for B (86).

### 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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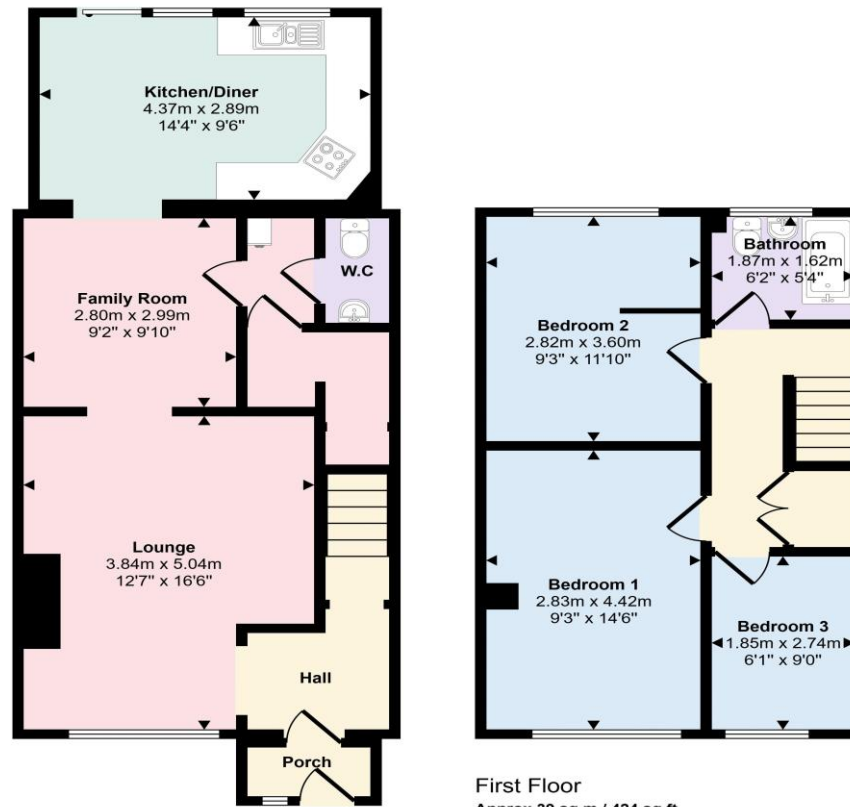


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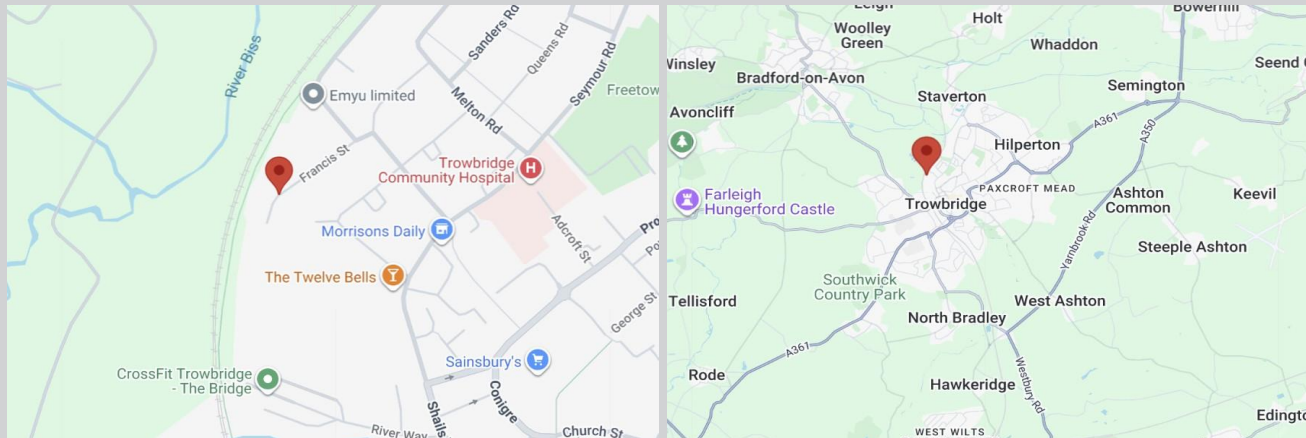
Approx Gross Internal Area  
94 sq m / 1014 sq ft



Ground Floor  
Approx 55 sq m / 589 sq ft

First Floor  
Approx 39 sq m / 424 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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