

Wrights
01225 755553

Rosefield Court, Polebarn Road, Trowbridge, Wiltshire, BA14 7EQ

£170,000

This recently renovated two bedroom terraced house is situated in a Grade II listed building within easy walking distance of Trowbridge town centre and railway station.

Features include a modern kitchen and bathroom, electric heating, open plan living and built in storage.

The property is sold with the benefit of no onward chain.



Two bedroom terraced house

Situated in a grade II listed building

Within walking distance to Trowbridge town centre and railway station

Modernised throughout

Situation

The property is well situated for many amenities including the railway station, supermarkets, town centre shops, restaurants and cafes and the multiplex cinema.

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.

Open plan kitchen/living

Exposed timber beams

Built in storage

Electric heating

No onward chain



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The property comprises

Ground Floor

Kitchen/Lounge *17' 8" x 17' 3" (5.39m x 5.27m) max*
Open plan kitchen/living area with laminate flooring, television point, wall mounted electric heater, a range of eye level and base units, rolled edge worktops with tiled splashbacks, integrated electric oven/hob with extractor hood, sink/drainer, space for fridge freezer and washing machine and window to the front.

First Floor

Landing
With timber ceiling beams and velux window.

Bedroom 1 *10' 11" x 7' 8" (3.33m x 2.33m) max*
With electric heater, exposed beams, storage cupboard and window to the front.

Bedroom 2 *10' 11" x 8' 6" (3.33m x 2.58m)*
With electric heating, exposed beams and window to the front.

Bathroom
With tiled flooring, white suite comprising bath with mains shower over, low level w.c, pedestal hand basin, exposed beams and extractor fan.

Tenure
The property is sold as freehold.

Council Tax
The property is in council tax band B.

EPC rating
The current EPC rating is D (56) with a potential for C (78).

Services
Mains electricity, water and drainage are connected. 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.



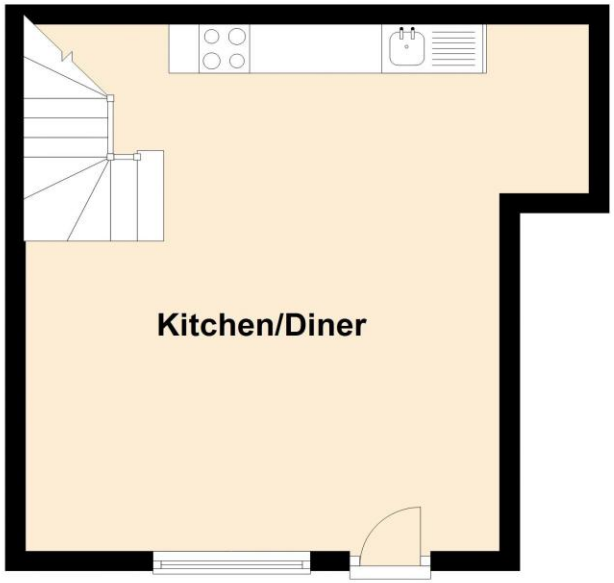






Ground Floor

Approx. 27.3 sq. metres (294.3 sq. feet)



First Floor

Approx. 28.6 sq. metres (307.3 sq. feet)



Total area: approx. 55.9 sq. metres (601.7 sq. feet)


Cottage
41.5m
Rosefield Court
Rosefield
Homefield
House


Raleigh Court - Anchor
Beautifully
Landscaped Gardens
Harford St
County Way
Clark's Pl
Alma St
Polebarn Rd
Ashton St
Roundstone
Nursery School
Magnet Kitchens
Discuss Our


National Windscreens
Trowbridge
Sainsbury's
OSJCT Goodson Lodge
Raleigh Court - Anchor
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Landscaped Gardens
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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.