



Wrights
01225 755553

Bramley Lane, Trowbridge, Wiltshire, BA14 7AG

£240,000

This three bedroom end of terrace house is conveniently located within easy reach of Trowbridge town centre and walking distance to the railway station.

Features include a modern kitchen/diner, downstairs W.C, solar panels with battery storage, gas central heating and PVCu double glazing.

Externally the property offers a generous enclosed rear garden and allocated parking

Situation

The property is situated close to many local amenities including Trowbridge railway station and St Stephens Place Leisure Park, with an Odeon multiplex cinema and various popular bars and restaurants. The town centre of Trowbridge is also within easy reach, providing excellent shopping and leisure facilities, numerous cafes 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.



Three bedroom end of terrace house

Close to town centre

Walking distance to railway station

Gas central heating

Solar panels with battery storage

PVCu double glazing

Kitchen/Diner

Downstairs W.C

Generous enclosed rear garden

Two allocated parking spaces



The property comprises

Ground Floor

Entrance Hall

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

Cloakroom

With wood laminate flooring, white suite comprising close coupled W.C and hand basin, heated towel rail and obscured PVCu double glazed window to the front.

Kitchen/Diner

9' 6" x 13' 10" (2.90m x 4.22m)

With tiled flooring, a range of eye level and base units, wooden worktops with tiled splash backs, one and a half bowl sink/drainage unit, integrated electric oven and microwave, ceramic hob with extractor hood over, space for American style fridge/freezer and washing machine, modern ladder radiator and PVCu double glazed window to the front.

Lounge

17' 3" x 9' 7" (5.25m x 2.93m)

With wood laminate flooring, radiator, storage cupboard under the stairs, PVCu double glazed window to the rear and PVCu door to the rear garden.

First Floor

Landing

With airing cupboard housing hot water cylinder and PVCu double glazed window to the side.

Bedroom 1

8' 0" x 11' 11" (2.45m x 3.63m)

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

Bedroom 2

9' 11" x 11' 9" (3.03m x 3.57m)

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

Bedroom 3

8' 6" x 8' 9" (2.59m x 2.66m)

With wood laminate flooring, 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, heated towel rail and obscured PVCu double glazed window to the rear.

Externally

Allocated parking

The property is sold with two allocated parking spaces to the front of the property.

Rear Garden

The property benefits from a generous enclosed rear garden enclosed by timber fencing. The garden is mainly laid to lawn with a paved pathway to the side and a timber storage shed.

Immediately to the rear of the property is a raised decking area with a covered pergola, providing an ideal space for seating and entertaining.

Tenure

The property is sold as Freehold.

Council tax

The property is currently in council tax band B.

Energy Performance

The current EPC rating is C (74), with a potential for C (76).

Solar Panels

The property benefits from solar panels with battery storage, installed in 2025 and covered by the manufacturer's warranty.

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 - 10000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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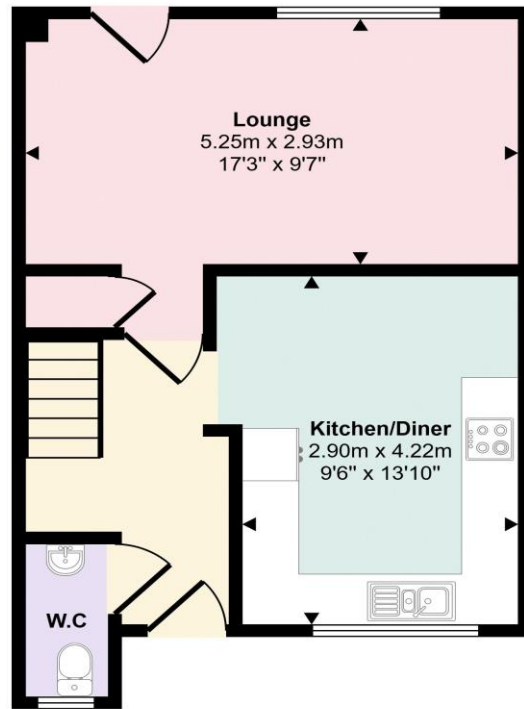


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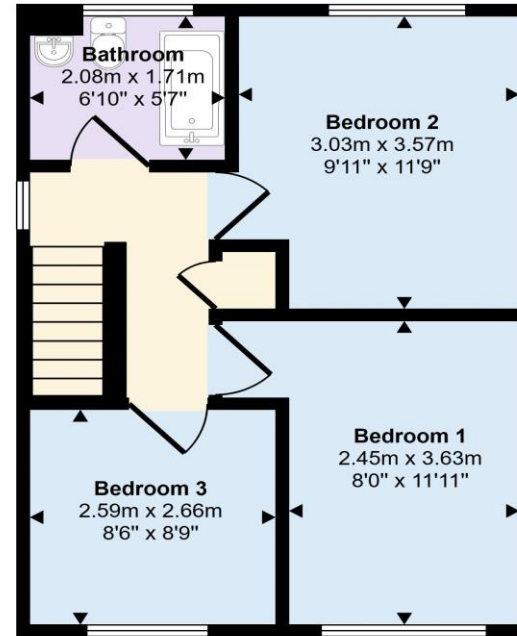
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Approx Gross Internal Area
77 sq m / 827 sq ft

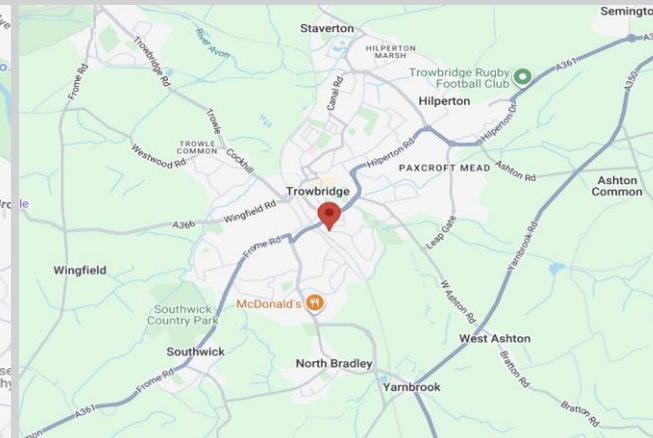
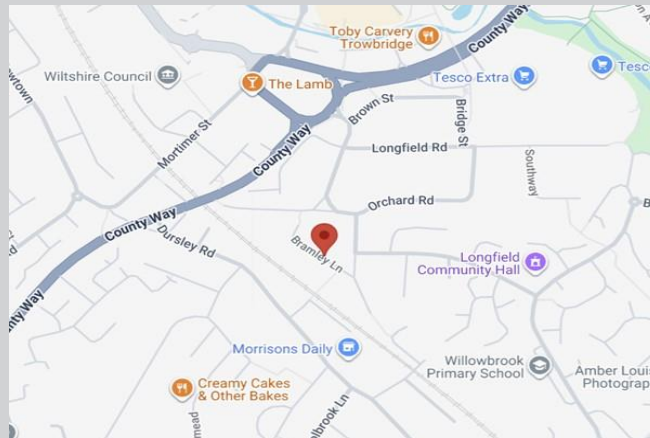


Ground Floor
Approx 38 sq m / 413 sq ft



First Floor
Approx 38 sq m / 414 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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