



**Wrights**  
01225 755553

Lansdown Close, Frome Road, Trowbridge, Wiltshire, BA14 0DQ

£230,000

This two bedroom end of terrace property is situated within easy reach of Trowbridge town centre and railway station.

Features include a modern kitchen/diner, downstairs W.C, modern electric heating with fully owned solar panels, off road parking and a private courtyard garden.

Sold with the benefit of no onward chain.

### Situation

The property is situated 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.



**Two bedroom end of terrace property**  
**Modern kitchen/diner**  
**Downstairs W.C**  
**Modern electric heating**  
**Fully owned solar panels**  
**PVCu double glazed**

**Allocated parking**  
**Courtyard garden**  
**Situated within easy reach of Town centre and railway station**  
**No onward chain**



## The property comprises

### Lounge 13' 0" x 14' 0" (3.97m x 4.26m) max

With modern electric storage heater, storage cupboard under the stairs and PVCu double glazed window to the front.

### Kitchen/Diner 9' 6" x 14' 0" (2.90m x 4.26m) max

With modern electric storage heater, a range of eye level and base units, worktops with tiled splash backs, sink/drain unit, integrated electric oven and hob with extractor hood over, space for fridge and washing machine, PVCu double glazed window to the rear and PVCu door to the rear garden.

### Cloakroom

With W.C, hand basin, electric heater and extractor fan.

### First Floor

#### Landing

With electric storage heater and PVCu double glazed window to the side.

### Bedroom 1 13' 0" x 10' 7" (3.96m x 3.22m)

With built in wardrobe, airing cupboard, electric storage heater and PVCu double glazed window to the front.

### Bedroom 2 9' 9" x 7' 6" (2.96m x 2.28m)

With electric storage heater and PVCu double glazed window to the rear.

## Bathroom

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

## Externally

The property comes with allocated parking for one vehicle and an enclosed courtyard garden laid to patio.

## Council tax

The property is currently in council tax band B.

## Tenure

The property is sold as Freehold.

## Energy Performance

The EPC rating is B (83), with a potential for B (89).

## 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 - 10000Mbps

## Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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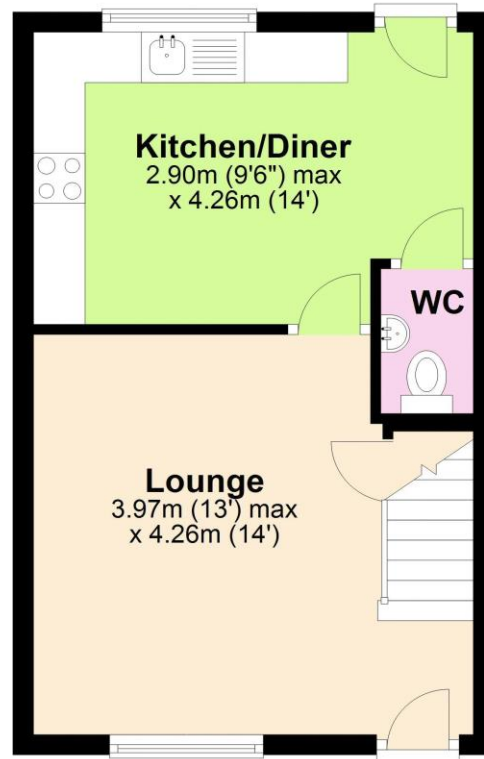
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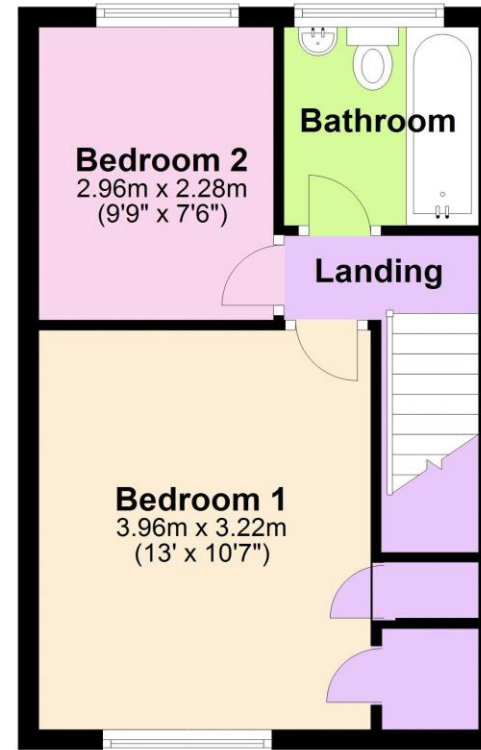
### Ground Floor

Approx. 29.7 sq. metres (319.7 sq. feet)

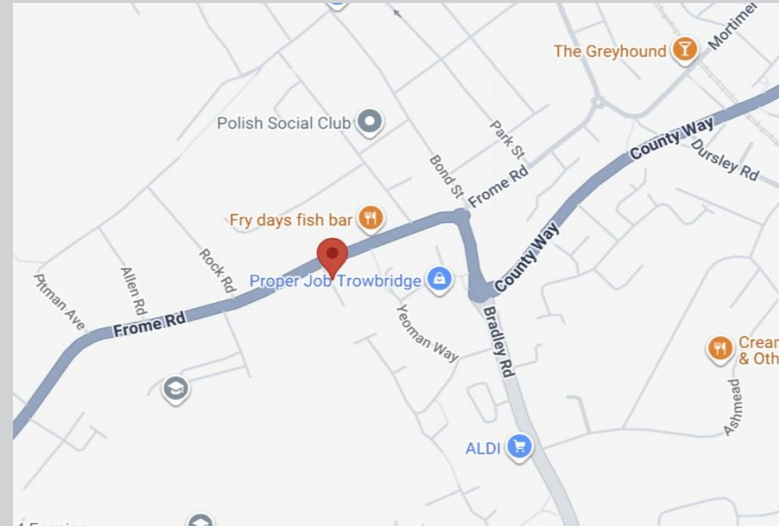
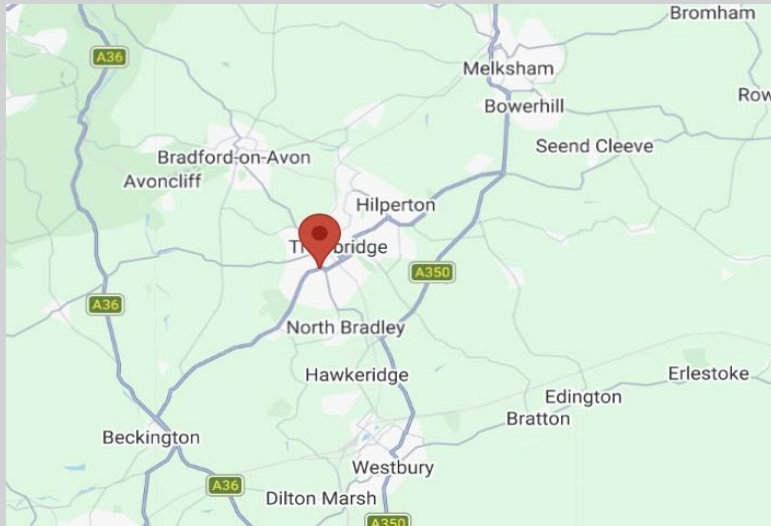
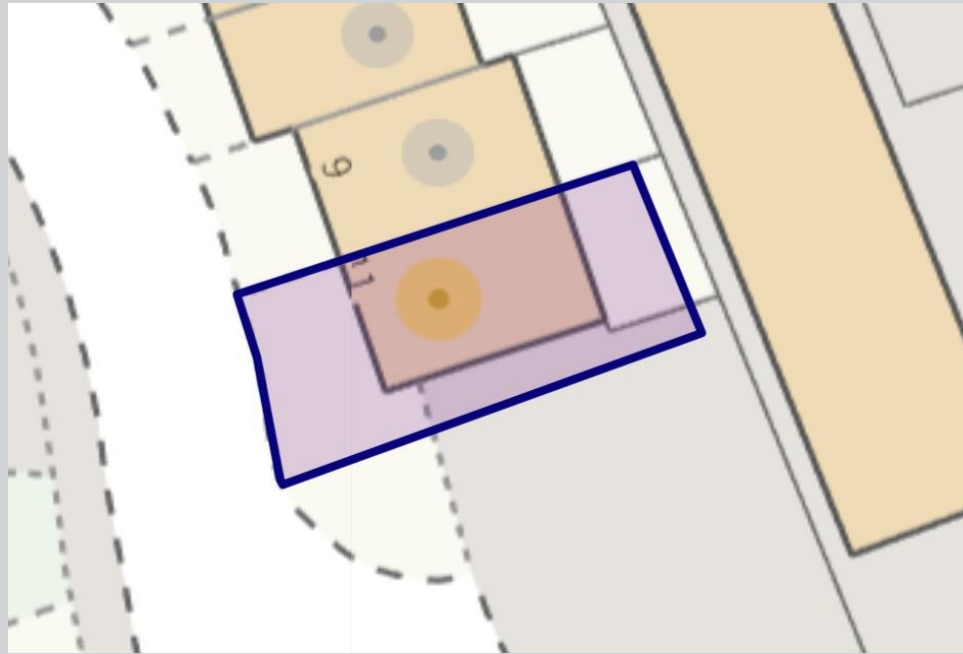


### First Floor

Approx. 29.8 sq. metres (321.1 sq. feet)



Total area: approx. 59.5 sq. metres (640.8 sq. feet)





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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 or 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.