

**TOWN & COUNTRY**  
ESTATES



**28A Newtown, Trowbridge, , BA14 0BA**

**£225,000**

## Location

The property is conveniently located within walking distance to Trowbridge's town centre, train station, schools and local amenities.

## Description

We are delighted to offer for sale this spacious three bedroom property, centrally located in the town of Trowbridge. On the ground floor there is an entrance hall, Inner hall, lounge, dining room and kitchen. On the first floor there are three good size bedrooms and a large bathroom. Externally there is a low maintenance rear garden, with gated rear access.

## Entrance Hall

The property is entered through a UPVC double glazed door into a useful entrance hall. From the entrance hall there is a wooden glazed door into the inner hall.

## Hall

In the inner hall there is a radiator, doors to the lounge, dining room and stairs to the first floor.

## Lounge

The lounge has a radiator, UPVC double glazed window to the front and an ornamental feature fireplace.

## Dining Room

In the dining room there is a radiator, UPVC double glazed window to the rear, under stairs storage, storage cupboard and door to the kitchen

## Kitchen

In the kitchen there is a matching range of wall base and draw units with roll top worksurfaces, an inset stainless steel sink, inset electric hob with extractor over, built in electric oven, space for washing machine, obscured UPVC double glazed window to the rear, UPVC window to the side and a UPVC double glazed door to the garden.

## First Floor Landing

On the spacious landing there is a UPVC double glazed window, doors to all three bedrooms and door to bathroom.

## Bathroom

The bathroom has a radiator, UPVC double glazed window, panel bath with shower mixer tap, close coupled W.C and pedestal wash hand basin.

## Bedroom One

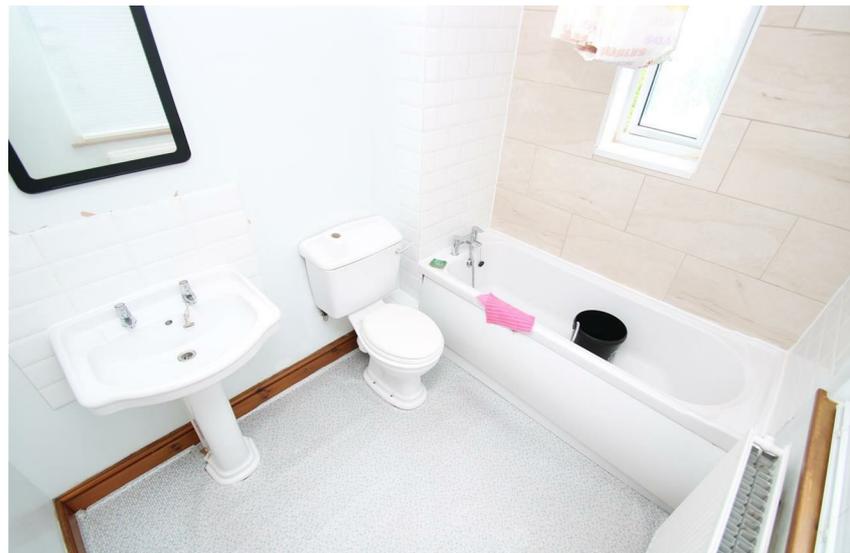
In bedroom one there is a radiator, UPVC double glazed window to the front, built in cupboard / wardrobe space and a cast iron fireplace.

## Bedroom Two

In bedroom two there is a radiator, UPVC double glazed window to the rear, built in cupboard / wardrobe space and a cast iron fireplace.

## Bedroom Three

Bedroom three has a UPVC double glazed window to the front and a radiator.



## Exterior

### Rear Garden

Outside there is a hard standing rear garden with gated access to the side.

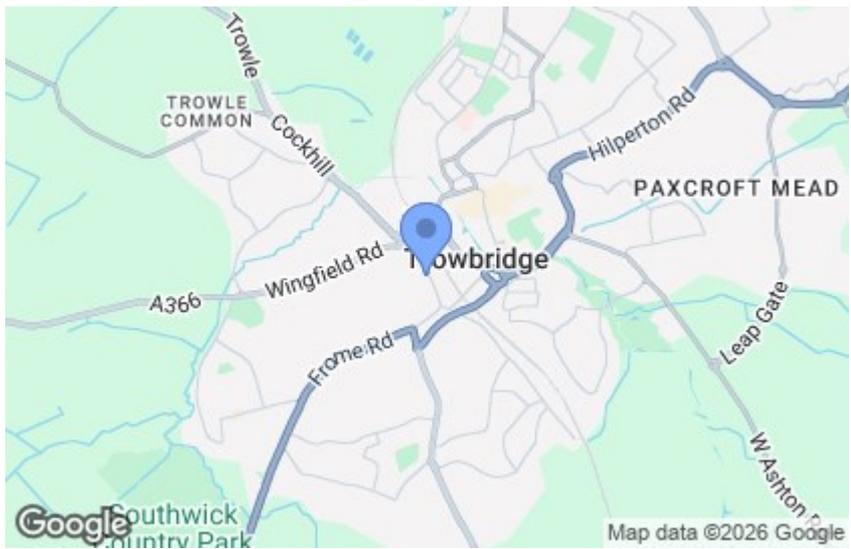
### Additional Information

Council Tax Band B

Valid Electrical Installation Condition Report Certificate until November 2027

Valid Gas Safety certificate until August 2026

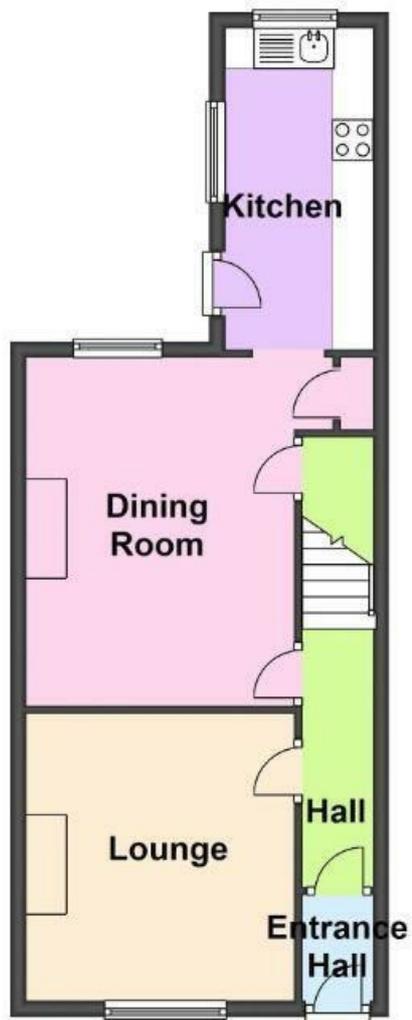
New roof - 2025







## Ground Floor



## First Floor





