



Wrights
Residential

Wrights
01225 755553

Manley Close, Trowbridge, Wiltshire, BA14 8DT

£260,000

This well presented three bedroom townhouse is situated within easy walking distance of Trowbridge railway station and the town centre, with its range of amenities. Arranged over three floors, the property offers versatile and flexible accommodation throughout.

Further benefits include gas central heating, PVCu double glazing, an internal garage, downstairs cloakroom, low maintenance rear garden and driveway parking for one vehicle.

Situation

The property is situated within easy walking distance of 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 (5 miles) and indirect via Trowbridge.

The World Heritage City of Bath is also just 15 miles away, famed for its shopping, period buildings and many places of cultural interest.



Three bedroom mid terrace property

Versatile living across three floors

Downstairs cloakroom

Driveway parking for one vehicle

Close to town centre

Low maintenance rear garden

Internal garage

Gas central heating

PVCu double glazing throughout



The property comprises

Ground Floor

Entrance Hall

With radiator and stairs to the first floor.

Kitchen/Diner 14' 8" x 10' 6" (4.46m x 3.20m)

With tiled floor, a range of eye level and base units with worktops and tiled splash backs, integrated electric hob and oven with extractor over, space for fridge/freezer, washing machine, tumble dryer and dishwasher, wall mounted gas combi boiler, radiator, door to the rear garden and PVCu double glazed window to the rear.

W.C

With tiled floor and half tiled walls, close coupled W.C, hand basin, radiator and extractor fan.

First floor

First floor landing

Lounge 14' 5" x 10' 6" (4.39m x 3.21m)

With purpose built fitted shelving and cupboard space, radiators and PVCu double glazed windows to the rear.

Bathroom 8' 3" x 5' 11" (2.52m x 1.80m)

With tiled flooring and walls and white suite comprising close coupled W.C, bath with mains shower over and hand basin with vanity unit, heated towel rail and extractor fan.

Bedroom 2 8' 2" x 11' 1" (2.48m x 3.38m)

With radiator and PVCu double glazed window to the front.

Second floor

Second floor landing

Bedroom 1 11' 4" x 11' 8" (3.46m x 3.56m)

With loft hatch, radiator and PVCu double glazed window to the front.

Bedroom 3 14' 6" x 5' 4" (4.42m x 1.63m)

With purpose built shelving, radiator and PVCu double glazed window to the rear.

Externally

To the front

Driveway providing off road parking for one vehicle and paved pathway to the front door.

Garage 8' 4" x 17' 5" (2.53m x 5.30m)

With power, light and up and over door to the front.

To the rear

The fully enclosed garden is mostly laid to patio with a small gravelled area offering a separate section for outdoor dining. A private gate offers access to the rear of the property.

Tenure

The property is sold as Freehold.

Council Tax

The property is currently in council tax band C.

EPC Rating

The current EPC rating is C (72), 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

Superfast broadband is available (source - Ofcom) Predicted maximum download speed - 80Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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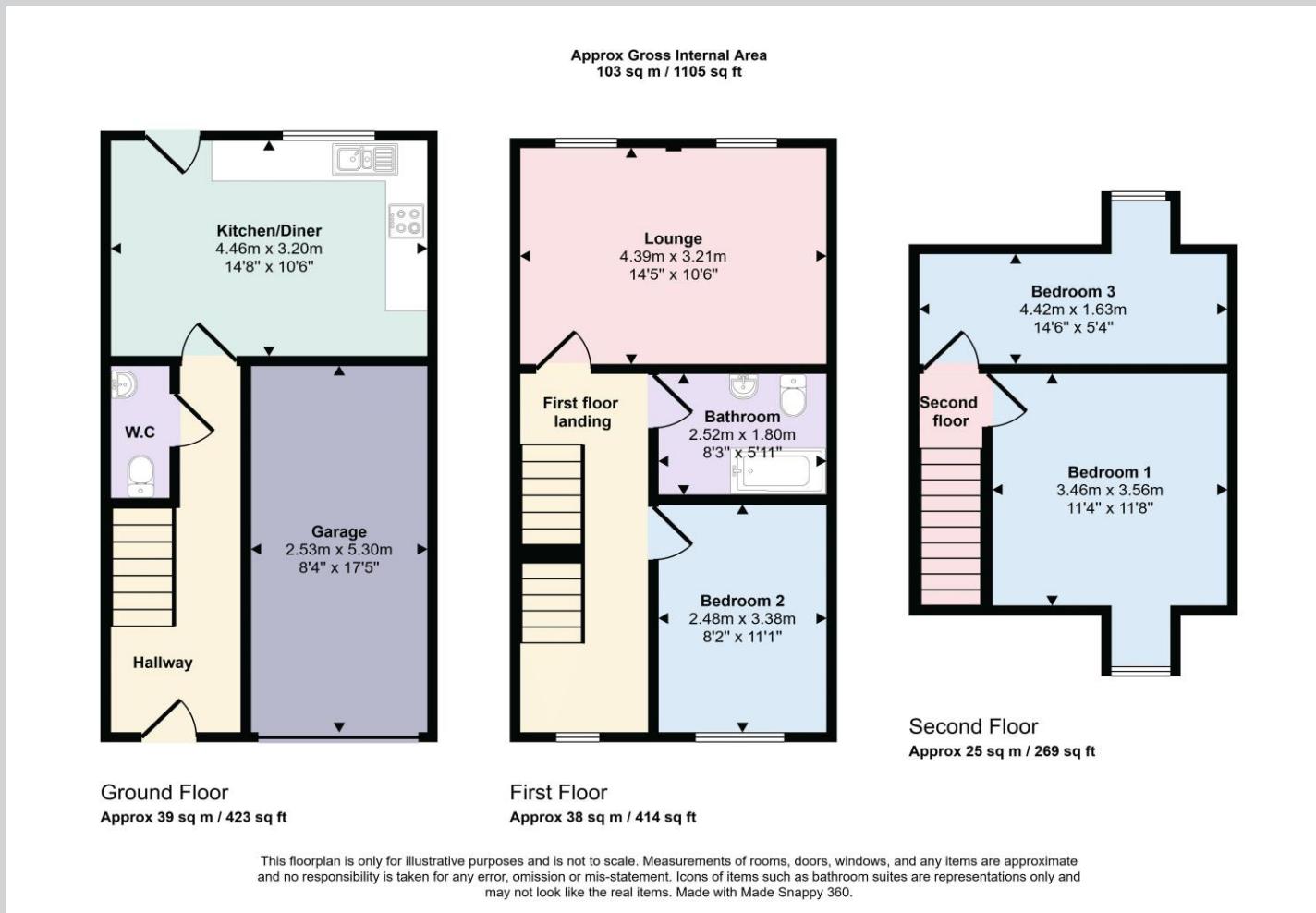


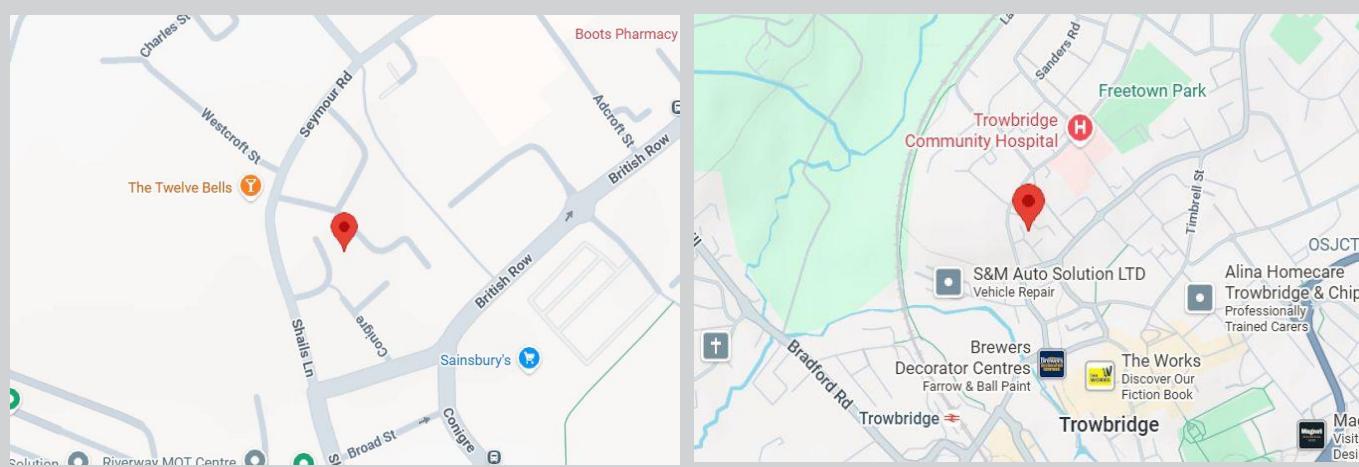
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intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only

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

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 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

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:

Disclaimer

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The logo for Wright Residential. The word "Wright" is written in a bold, blue, sans-serif font. The "W" is capitalized and the "r" is lowercase. The "t" is capitalized and the "h" is lowercase. The "g" is capitalized and the "h" is lowercase. The "i" is lowercase and the "g" is lowercase. The "h" is lowercase and the "t" is lowercase. The "s" is lowercase and the "t" is lowercase.