



**Wrights**  
01225 755553

Chilmark Road, Trowbridge, Wiltshire, BA14 9DD

£320,000

This spacious and well presented two bedroom semi detached bungalow is situated within the popular Broadmead development, on the Bradford on Avon side of Trowbridge. Features include a spacious lounge, conservatory, two double bedrooms, wet room, large garage, driveway parking and a generous enclosed rear garden.

Sold with the benefit of no onward chain.

## Situation

The property is situated in the sought after Broadmead estate, 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 semi detached bungalow**  
**Spacious lounge**  
**Conservatory**  
**Two double bedrooms**  
**Wet room**

**Large garage with recently fitted roof and sky lantern window**  
**Driveway parking**  
**Generous enclosed rear garden**  
**Gas central heating and PVCu double glazing**  
**No onward chain**



## The property comprises

### Entrance Hall

With wood flooring, radiator and two built in storage cupboards.

### Lounge

**15' 0" x 11' 1" (4.57m x 3.38m)**

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

### Kitchen

**10' 1" x 9' 3" (3.07m x 2.82m)**

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, integrated eye level double oven, four ring gas hob with extractor hood over, space for fridge/freezer and dishwasher, one and a half bowl sink/drainer unit, radiator and PVCu double glazed window to the front.

### Bedroom 1

**13' 2" x 9' 10" (4.01m x 3.00m) plus wardrobes**

With radiator, built in wardrobes and PVCu double glazed window to the rear.

### Bedroom 2

**11' 4" x 10' 1" (3.45m x 3.07m)**

With radiator, PVCu double glazed window to the rear and door to the conservatory.

### Conservatory

**17' 5" x 9' 2" (5.30m x 2.80m) max**

With radiator, PVCu double glazed windows to the side and rear and PVCu french doors opening onto the rear garden.

### Wet room

With white suite comprising low level W.C and hand basin with vanity unit under, electric shower, fully tiled walls, heated towel rail and obscured PVCu double glazed window to the side.

### Garage

**25' 8" x 11' 11" (7.82m x 3.62m)**

With electric roller door to the front, PVCu front door, sky light roof window, obscured PVCu double glazed window to the rear, power, light and rear door to the garden.

### Externally

#### To the front

Parking on driveway in front of garage, front open area laid with decorative gravel and shrubs.

#### To the rear

The private enclosed rear garden is mainly laid to lawn with a range of shrubs and trees. A path leads to the patio seating area at the rear of the garden and there are also two garden sheds.

#### Council tax

The property is currently in council tax band C with the rate payable for 2023/2024 being £2027.48.



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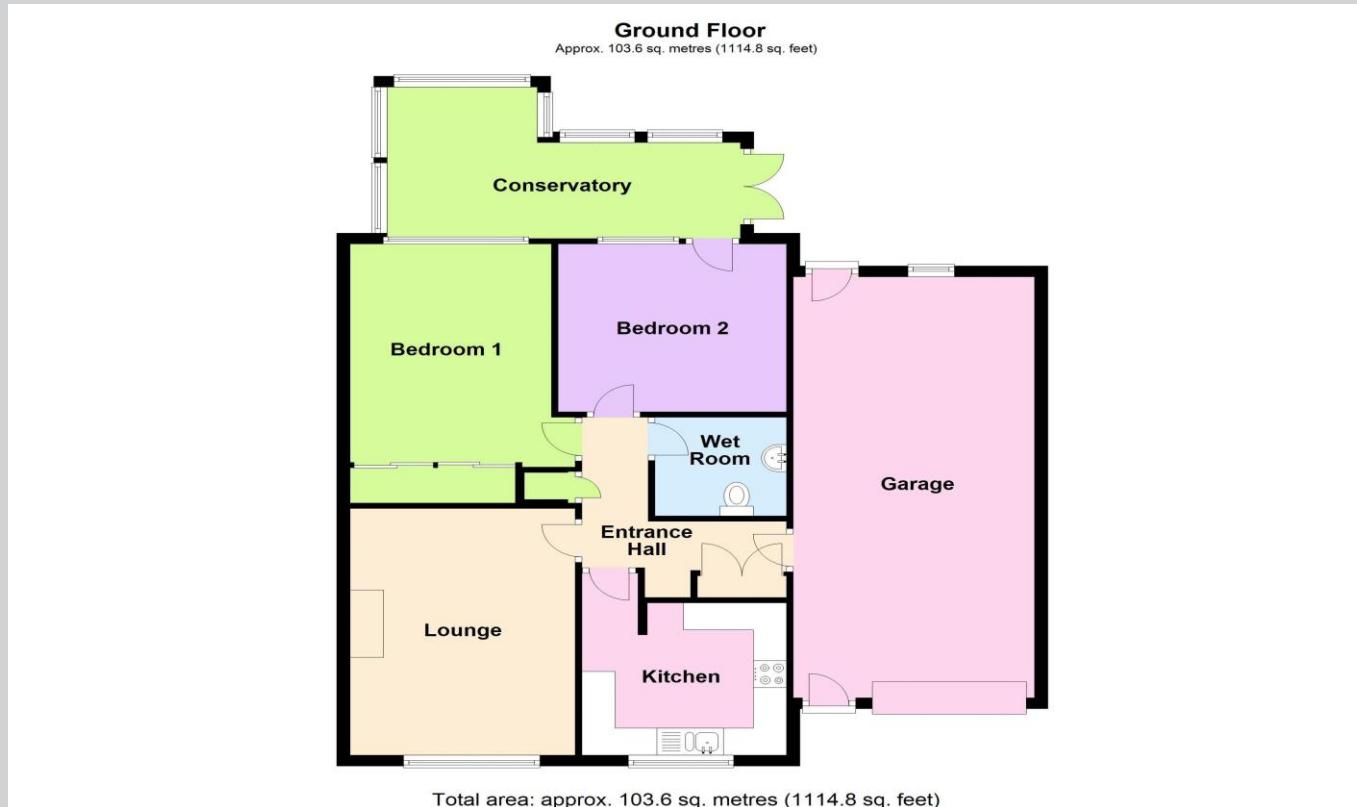
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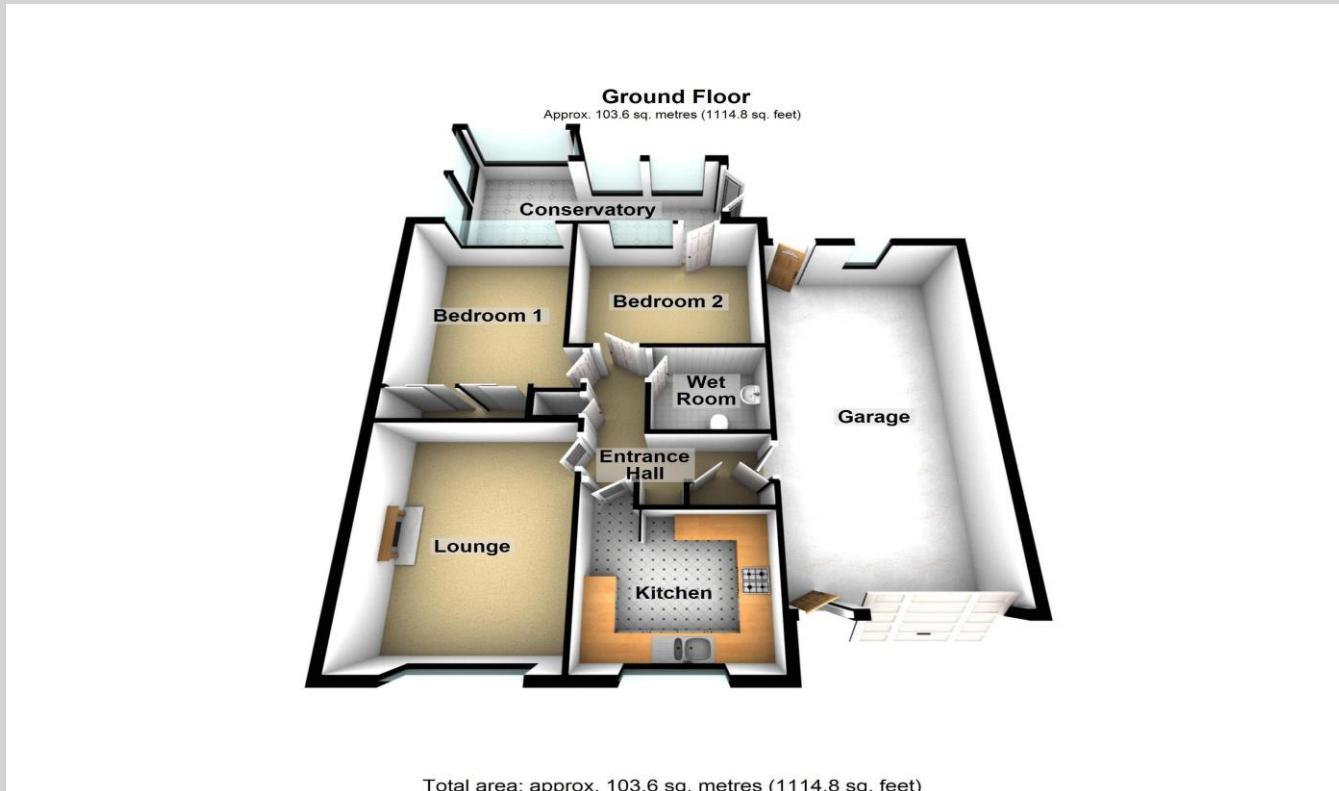


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intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

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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**wrights**