



**Wrights**  
01225 755553

British Row, Trowbridge, Wiltshire, BA14 8PB

£260,000

This three double bedroom terraced house is situated within walking distance of Trowbridge town centre and railway station. Features include modern kitchen with integrated white goods, downstairs W.C, en-suite to master bedroom, PVCu double glazing, gas central heating, enclosed rear garden and allocated parking for two vehicles.

Sold with the benefit of no onward chain.

### Situation

The property is situated close to many local amenities including a Sainsbury's supermarket, Trowbridge railway station and 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 (approx 5 miles) and indirect via Trowbridge. The World Heritage City of Bath is just 15 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Spacious three bedroom property**

**Three double bedrooms**

**Situated within walking distance to town centre and railway station**

**Modern kitchen with integrated white goods**

**Gas central heating and PVCu double glazing**

**Downstairs W.C**

**En-suite to master bedroom**

**Enclosed rear garden**

**Allocated parking for two vehicles**

**No onward chain**



## The property comprises

### Ground Floor

#### Entrance Hall

With double panel radiator and storage cupboard under the stairs.

#### Kitchen 8' 6" x 9' 6" (2.6m x 2.89m)

With a range of eye level and base units, granite worktops with upstands, one and a half bowl sink/drain, integrated oven and ceramic hob with extractor hood over, integrated fridge freezer, dishwasher and washing machine, wall mounted gas combi boiler, ceiling spotlights and double glazed window to the front.

#### W.C

With white suite comprising close coupled w.c, hand basin with vanity unit, heated towel rail and extractor fan.

#### Lounge/Diner 12' 5" x 16' 4" (3.78m x 4.97m) max

With double panel radiator, double glazed window to the rear and double glazed french doors opening onto the rear garden.

### First Floor

#### Landing

With storage cupboard with a hanging rail, double panel radiator and double glazed window to the front.

#### Bedroom 2 11' 9" x 10' 5" (3.57m x 3.18m)

With double panel radiator and double glazed window to the rear.

#### Bedroom 3 9' 9" x 9' 6" (2.97m x 2.89m)

With double panel radiator and double glazed window to the front.

#### Bathroom

With white suite comprising bath with shower attachment, hand basin with vanity unit, close coupled w.c, heated towel rail, extractor fan and obscured double glazed window to the rear.

### Second Floor

#### Master Bedroom 14' 2" x 10' 4" (4.33m x 3.16m)

With double panel radiator, double glazed dormer window to the front and velux window to the rear.

#### En-suite

With white suite comprising shower enclosure with electric shower, close coupled w.c, hand basin with vanity unit, ceiling spotlights, heated towel rail and extractor fan.

#### Externally

Enclosed rear garden mainly laid to lawn with path to the rear gate.

#### Parking

Allocated parking for two vehicles to the rear.

#### Council tax

The property is currently in council tax band C with the rate payable being £1919.07.



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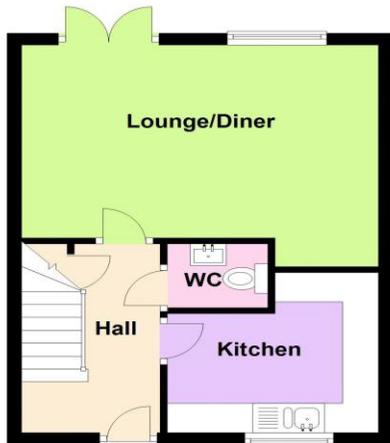
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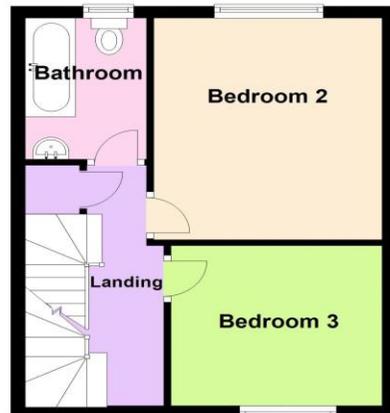
### Ground Floor

Approx. 32.8 sq. metres (353.4 sq. feet)



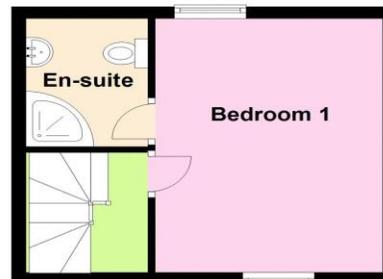
### First Floor

Approx. 32.2 sq. metres (347.1 sq. feet)

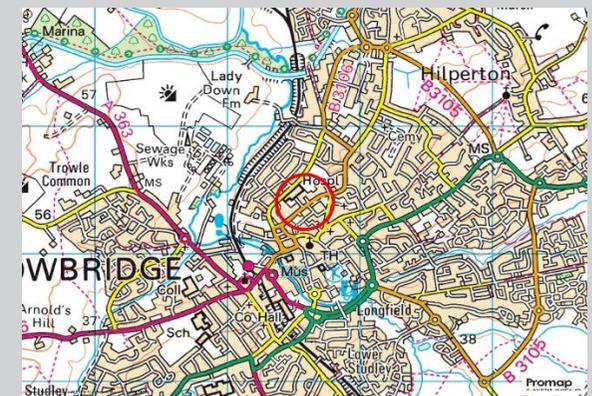


### Second Floor

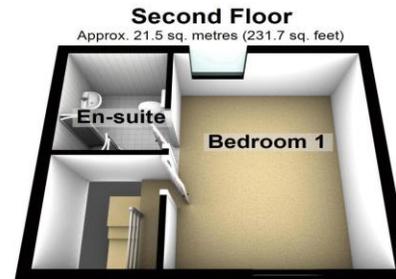
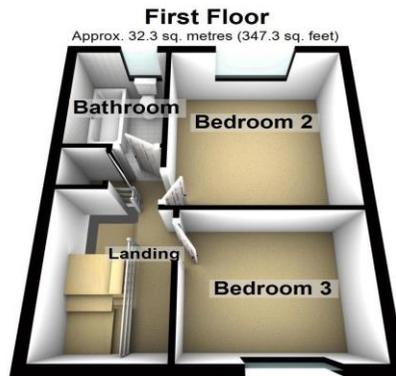
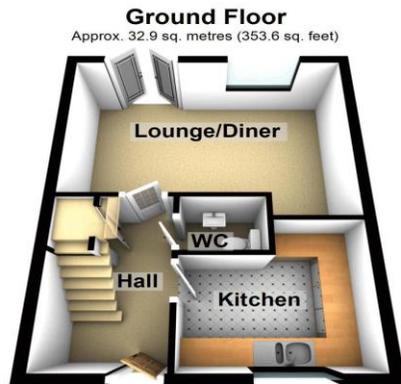
Approx. 21.5 sq. metres (231.7 sq. feet)



Total area: approx. 86.6 sq. metres (932.2 sq. feet)



# EPC



Total area: approx. 86.6 sq. metres (932.6 sq. feet)

## Energy Performance Certificate

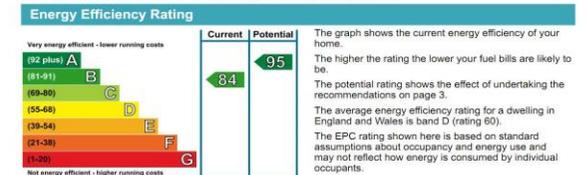
3a, British Row, TROWBRIDGE, BA14 8PB  
 Dwelling type: Mid-terrace house Reference number: 8743-7831-5660-9306-1902  
 Date of assessment: 06 September 2017 Type of assessment: SAP, new dwelling  
 Date of certificate: 06 September 2017 Total floor area: 88 m<sup>2</sup>

- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
  - Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,071</b>
<b>Over 3 years you could save</b>	<b>£ 102</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 195 over 3 years	
Heating	£ 591 over 3 years	£ 591 over 3 years	
Hot Water	£ 285 over 3 years	£ 183 over 3 years	
<b>Totals</b>	<b>£ 1,071</b>	<b>£ 969</b>	<b>You could save £ 102 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



### Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 99
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 885



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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.