



Wrights
01225 755553

Talbot Road, Trowbridge, Wiltshire, BA14 9JP

£220,000

This beautifully presented three bedroom terraced property is situated within walking distance of town centre and railway station and has recently been renovated throughout. Features include a generous and private enclosed rear garden, driveway parking, recently fitted kitchen and utility room, a spacious lounge/diner, bathroom with four piece suite and three good size bedrooms. Internal viewing highly recommended!

Situation

The property is conveniently situated close to many local amenities including a choice of Primary and Secondary schools, convenience stores and a popular Public House. Trowbridge railway station is within walking distance and 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.



Beautifully present three bedroom terraced house

Situated within walking distance of town centre and railway station

Recently renovated

Generous and private enclosed rear garden

Driveway parking

Recently fitted kitchen and utility room
Spacious lounge/diner
Bathroom with four piece suite
Good size bedrooms
Internal viewing recommended!



The property comprises

Ground Floor

Entrance Porch

With sliding front door with obscured glass, tiled flooring and obscured window to the side.

Entrance Hall

With tiled flooring, coved ceiling and stairs to the first floor. Opens into...

Kitchen

7' 11" x 12' 2" (2.42m x 3.71m) max

With tiled flooring, a range of eye level and base units, solid wooden worktops with tiled splashbacks, integrated electric oven and four ring gas hob with extractor fan over, one and a half bowl sink/drainers, integrated dishwasher, space for fridge freezer, coved ceiling and PVCu double glazed window to the front. Opens into...

Lounge/Diner

11' 5" x 20' 8" (3.49m x 6.30m) max

With wood laminate flooring, two designer radiators, electric fire with brick surround, coved ceiling and two PVCu double glazed windows to the rear.

Rear Hall

With tiled flooring and door to the front.

Utility Room

9' 10" x 4' 11" (3.00m x 1.51m)

With tiled flooring, a range of eye level and base units, worktop with tiled splashback, space for washing machine, coved ceiling and back door opening onto the rear garden.

First Floor

Landing

With coved ceiling and PVCu double glazed window to the front.

Bedroom 1

11' 7" x 12' 1" (3.54m x 3.68m)

With double panel radiator, airing cupboard, storage cupboard housing Vaillant gas boiler, coved ceiling and PVCu double glazed window to the rear.

Bedroom 2

11' 7" x 11' 7" (3.54m x 3.52m) max

With double panel radiator, coved ceiling, loft hatch, built in wardrobe and PVCu double glazed window to the rear.

Bedroom 3

9' 2" x 8' 7" (2.80m x 2.61m)

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

Bathroom

With wood effect tiled flooring, four piece white suite comprising bath with shower attachment, shower enclosure with mains shower, hand basin and w.c, heated towel rail, extractor fan, ceiling spotlights and two obscured PVCu double glazed windows to the front.

Externally

To the front

Driveway parking for two vehicles next to an area laid to lawn and a path to the front porch.

To the rear

Generous and private enclosed rear garden comprising a spacious covered patio seating area with an outside tap and lighting and an area laid to lawn and a path leading to the garden shed.

Council tax

The property is currently in council tax band B with the rate payable for 2021/2022 being £1,607.83.

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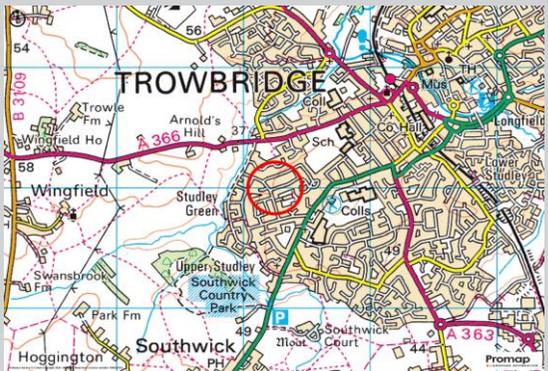


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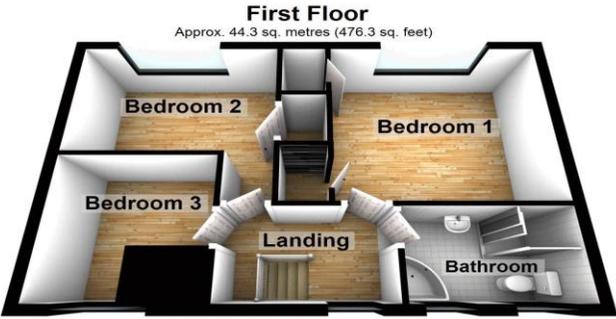
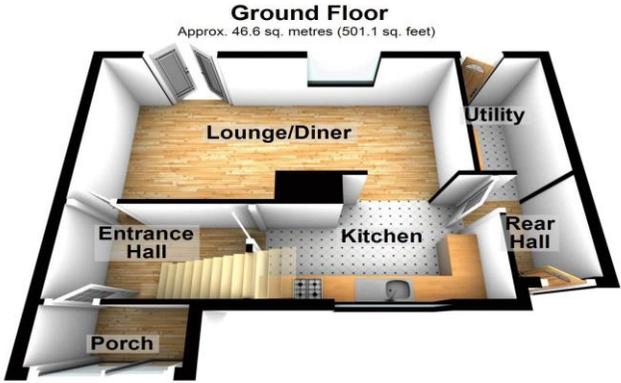
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2D FLOORPLAN



3D FLOORPLAN



Total area: approx. 90.8 sq. metres (977.4 sq. feet)



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