



Wrights
01225 755553

Heather Shaw, Trowbridge, Wiltshire, BA14 7JS

£225,000

This spacious two bedroom end of terrace property is situated within easy reach of Trowbridge town centre.

Features include lots of storage, a spacious lounge/diner, two double bedrooms, a generous enclosed rear garden, large garage/workshop, driveway parking for two vehicles, gas central heating and PVCu double glazing.

Sold with the benefit of no onward chain.

Situation

The property is well situated on a cul-de-sac within walking distance of Trowbridge town centre. The County town of Trowbridge provides 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.



Spacious two bedroom house

Lounge/diner

Two double bedrooms

Gas central heating

PVCu double glazing

Generous enclosed rear garden

Large garage/workshop

Driveway parking for two vehicles

Gas central heating

No onward chain



The property comprises

Ground Floor

Entrance Hall

With PVCu front door, wood laminate flooring, radiator and stairs to the first floor.

Lounge/Diner

18' 6" x 14' 8" (5.64m x 4.47m) max

With wood laminate flooring, storage cupboard under the stairs, two radiators, PVCu double glazed window to the rear and PVCu back door.

Kitchen

8' 5" x 8' 4" (2.56m x 2.55m)

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, space for cooker, fridge/freezer and washing machine, one and a half bowl sink/drain unit, wall mounted gas boiler and PVCu double glazed window to the front.

First Floor

Landing

With two built in storage cupboards.

Bedroom 1

14' 8" x 9' 10" (4.48m x 2.99m)

With radiator and PVCu double glazed window to the front.

Bedroom 2

14' 8" x 8' 6" (4.48m x 2.59m) max

With radiator and PVCu double glazed window to the rear.

W.C

With low level W.C, radiator and extractor fan.

Bathroom

With white suite comprising bath with electric shower over and pedestal hand basin, radiator and extractor fan.

Externally

To the front

Covered porch and storage cupboard housing outside tap.

To the rear

The generous and private enclosed rear garden is laid to lawn and patio with a built in BBQ, a gate providing access to the rear and a rear door into the garage.

Garage and parking

Large garage with power, light, up and over door to the front and rear door to the garden. Driveway parking for two vehicles in front.

Council tax

The property is currently in council tax band B with the rate payable for 2023/2024 being £1774.04.



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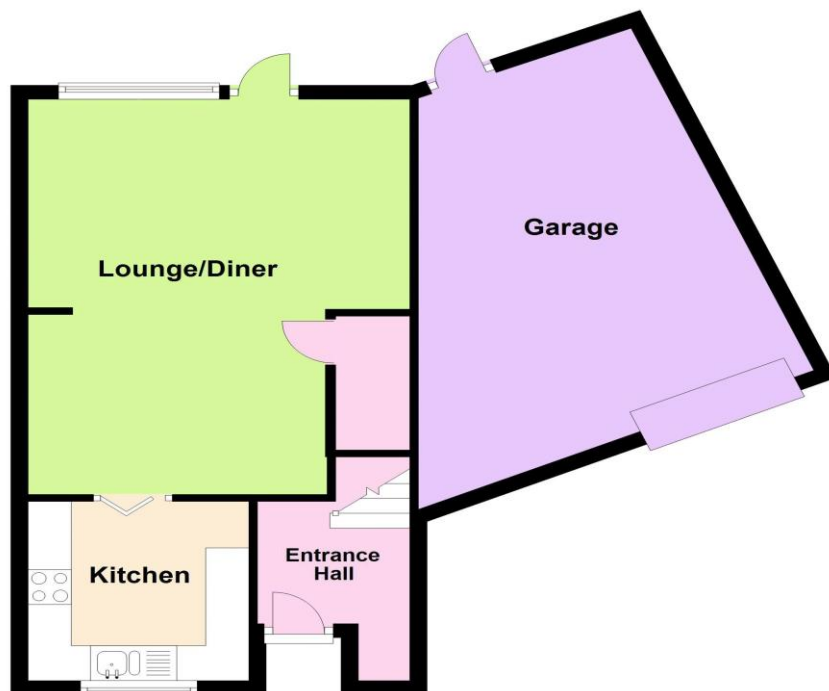


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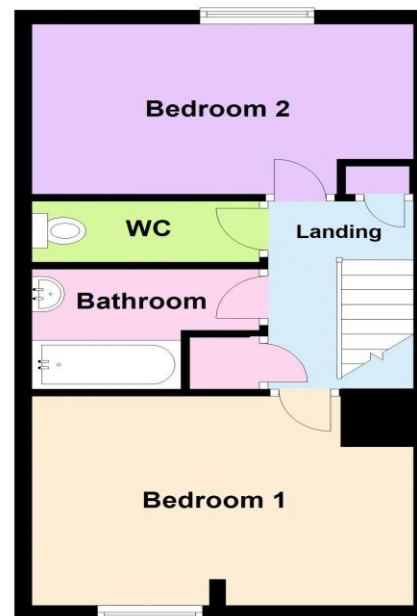
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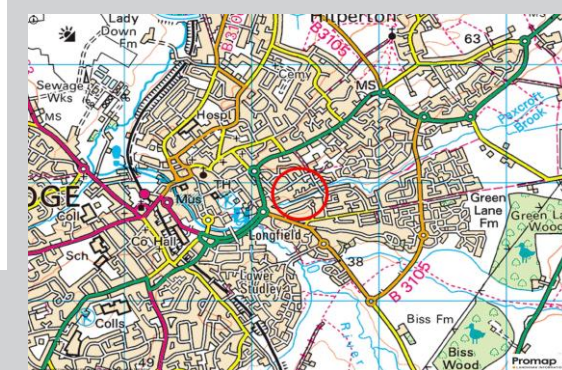
Ground Floor
Approx. 56.8 sq. metres (611.2 sq. feet)



First Floor
Approx. 36.7 sq. metres (395.1 sq. feet)



Total area: approx. 93.5 sq. metres (1006.3 sq. feet)

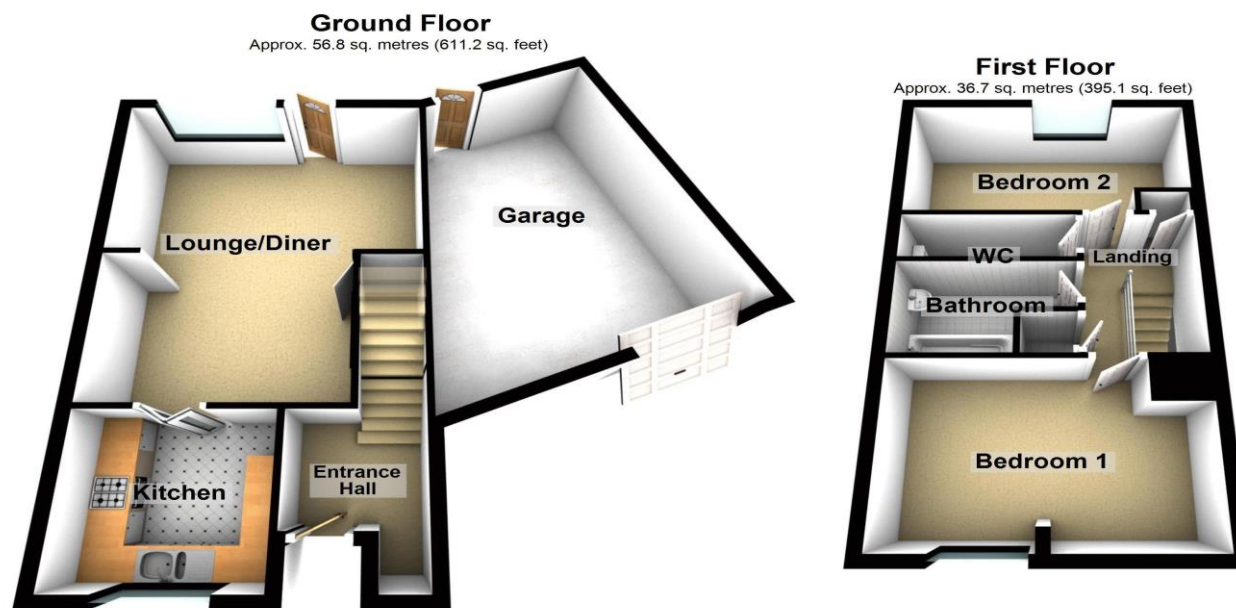


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Disclaimer

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