



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.



Spacious two bedroom house
Lounge/diner
Two double bedrooms
Gas central heating
PVCu double glazing

Situation

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

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/drainer 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

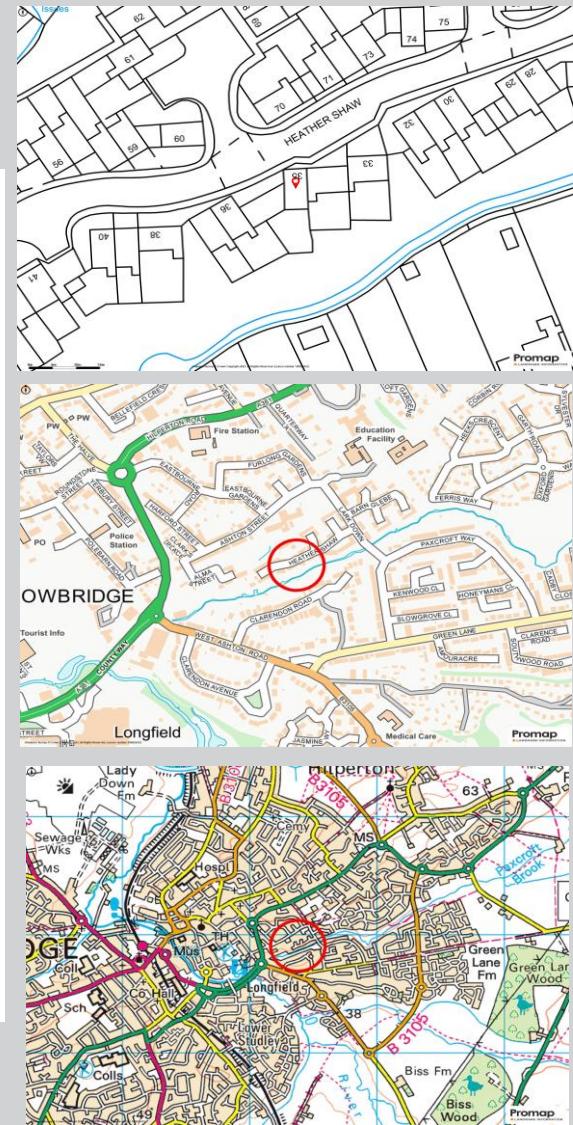
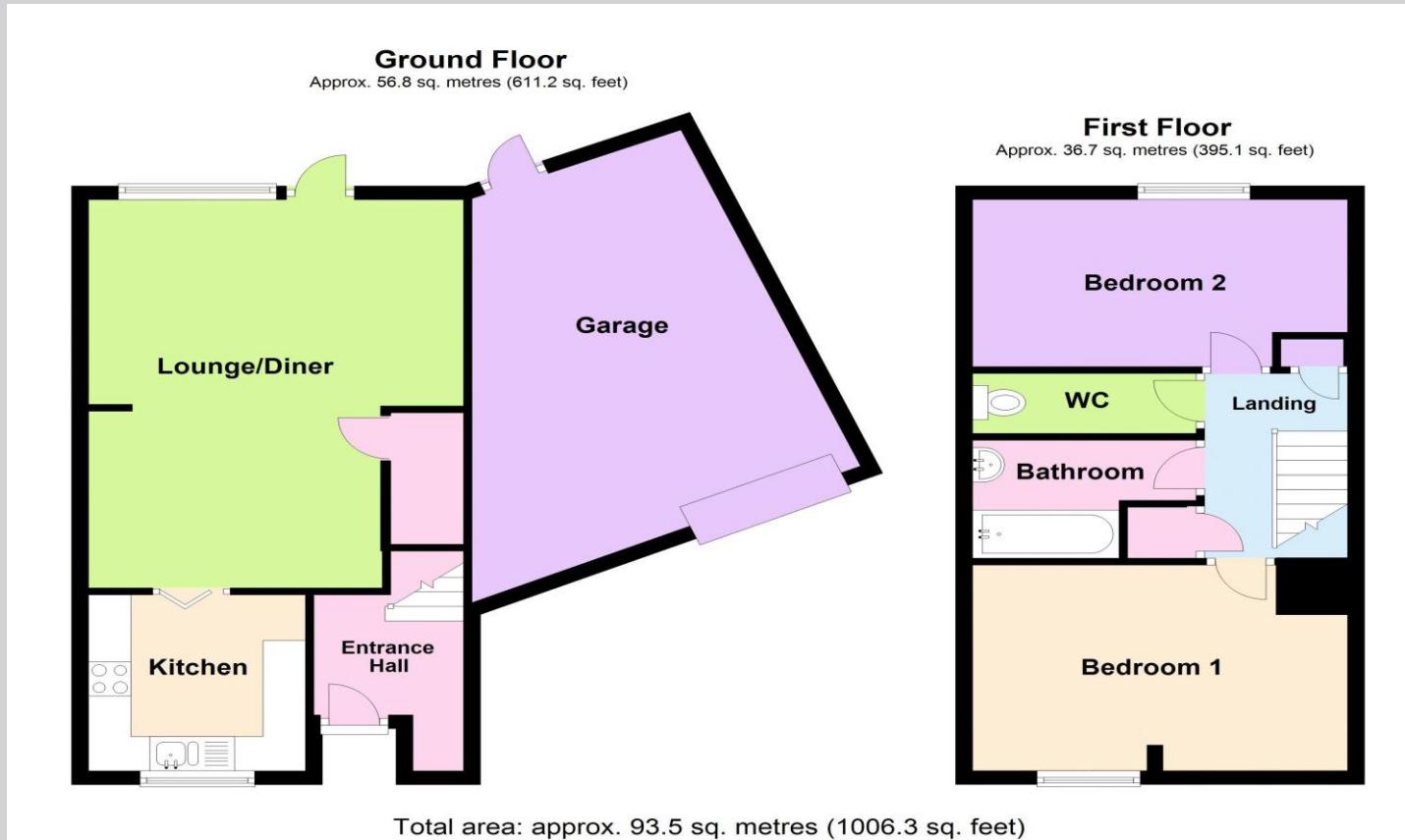
Large garage with power, light, up and over door to the front and rear door to the garden. Driveway parking for two vehicles in front.

Council tax

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





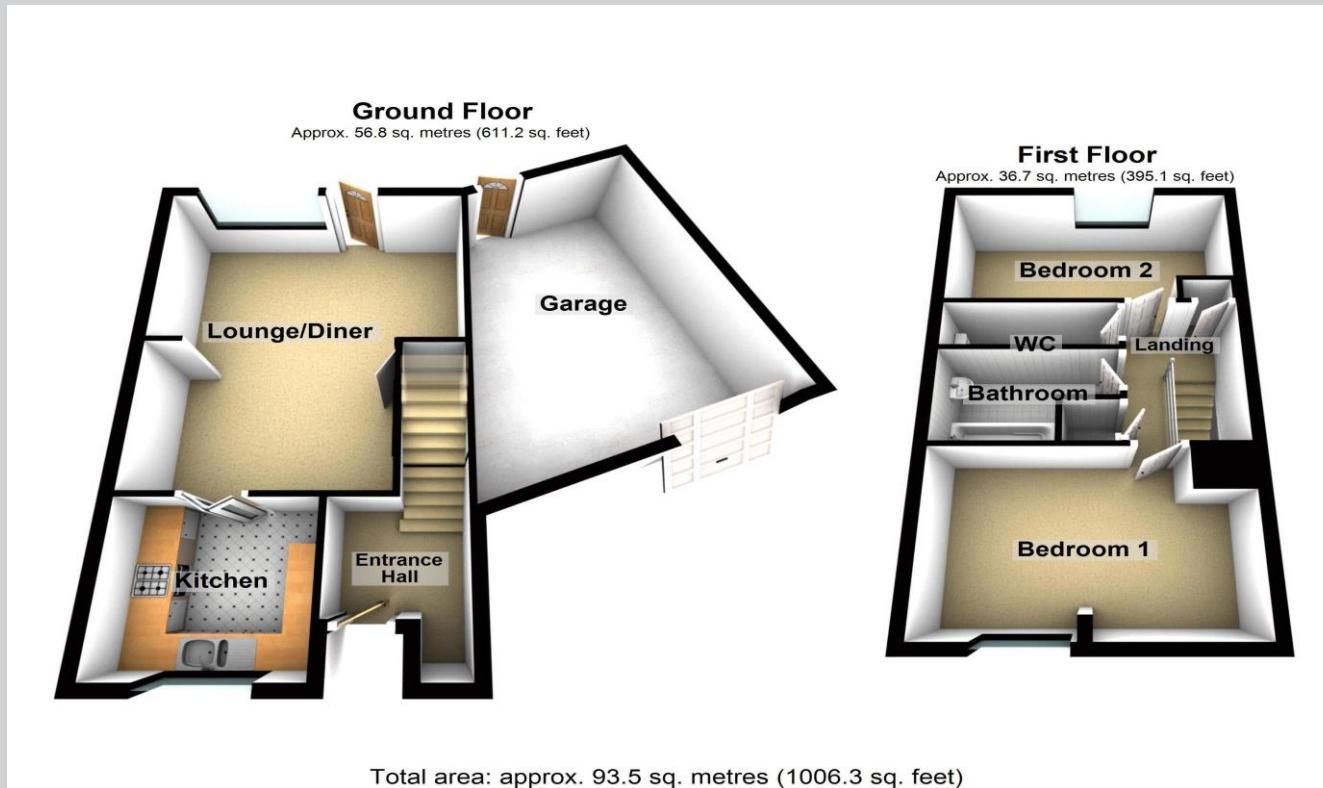


EXCLUSIVE MORTGAGE ADVICE
FOR WRIGHTS RESIDENTIAL WITH

GEM MORTGAGES

Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk

CALL NOW FOR FREE
MORTGAGE ADVICE
THAT YOU CAN TRUST



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553

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

24 Fore Street, Trowbridge, Wiltshire, BA14 8ER
www.wrightresidential.co.uk
info@wrightresidential.co.uk
01225 755553

wrights