



**Wrights**  
01225 755553

32 Ashmead, Trowbridge, Wiltshire, BA14 0PB

£250,000

This spacious three bedroom property is situated within easy reach of Trowbridge town centre and railway station and close to a selection of primary and secondary schools. Features include a recently updated kitchen/diner, spacious lounge, utility, downstairs W.C, a generous enclosed rear garden and driveway parking for several vehicles.

Sold with the benefit of no onward chain.

### Situation

The property is situated close to many local amenities including a choice of Primary and Secondary schools, a 7 day convenience store 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.



**Spacious three bedroom property**

**Recently updated kitchen/diner**

**Spacious lounge**

**Utility**

**Downstairs W.C**

**Generous rear garden**

**Driveway parking for several vehicles**

**Gas central heating and PVCu double glazing**

**Situated within easy reach of Trowbridge railway station**

**No onward chain**





## The property comprises

### Ground Floor

#### Entrance Porch

With PVCu front door.

#### Hallway

With wood laminate flooring.

#### Lounge

*12' 8" x 18' 6" (3.86m x 5.65m)*

With radiator and PVCu double glazed window to the front.

#### Kitchen/Diner

*9' 3" x 18' 3" (2.83m x 5.57m)*

With tiled flooring, a range of eye level and base units, worktops with upstands and breakfast bar, integrated oven and ceramic hob with extractor hood over, space for American style fridge/freezer, integrated dishwasher, one and a half bowl inset sink/drain unit, built in storage cupboard, two radiators and PVCu double glazed windows to the front and rear.

#### Utility room/Side Hall

With sink unit, space for washing machine, PVCu double glazed window to the rear, PVCu door to the front and doors opening onto the rear garden.

#### Cloakroom

With W.C, hand basin and obscured PVCu double glazed window to the rear.

### First Floor

#### Landing

With radiator and PVCu double glazed window to the rear.

#### Bedroom 1

*14' 4" x 10' 0" (4.38m x 3.05m)*

With radiator and PVCu double glazed window to the front.

#### Bedroom 2

*9' 6" x 9' 5" (2.90m x 2.87m)*

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

#### Bedroom 3

*9' 3" x 7' 8" (2.82m x 2.33m)*

With radiator, built in wardrobe and storage housing gas boiler and PVCu double glazed window to the rear.

#### W.C

With low level W.C and obscured PVCu double glazed window to the side.

#### Bathroom

With white suite comprising bath with electric shower over and pedestal hand basin, radiator and obscured PVCu double glazed window to the rear.

### **Externally**

#### **To the front**

A large gravelled driveway provides off road parking for several vehicles.

#### **To the rear**

The generous enclosed rear garden offers a patio seating area and a spacious area laid to lawn with planted borders.

#### **Council tax**

The property is currently in council tax band B.

#### **Tenure**

The property is sold as freehold.

#### **Services**

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler. Please note that the Agent has not tested any appliances.

#### **Broadband**

Ultrafast available (source - Ofcom)  
Predicted maximum download speed - 1000Mbps

#### **Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.

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**Gemma Coleman** - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: [gemma@gemmortgages.co.uk](mailto:gemma@gemmortgages.co.uk)

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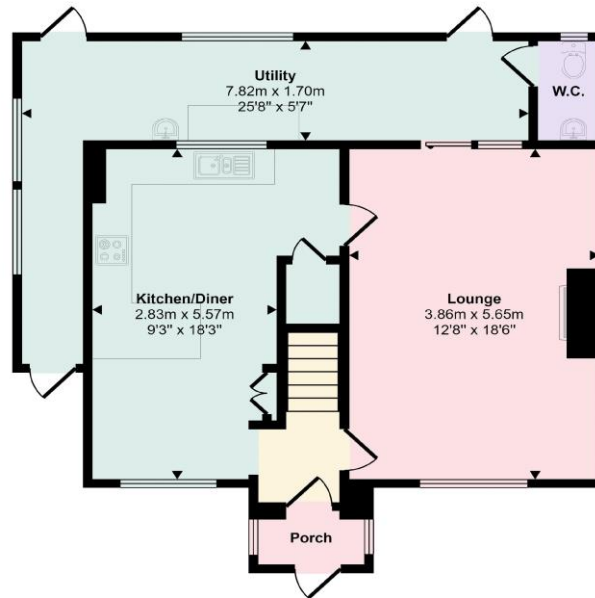


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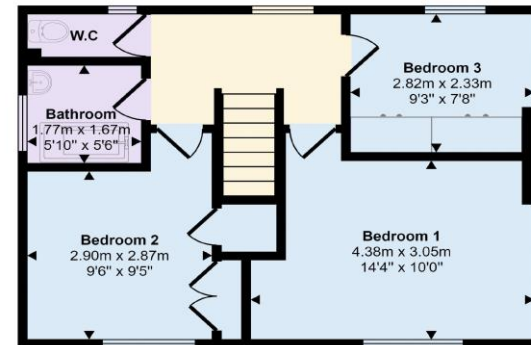
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Approx Gross Internal Area  
111 sq m / 1197 sq ft



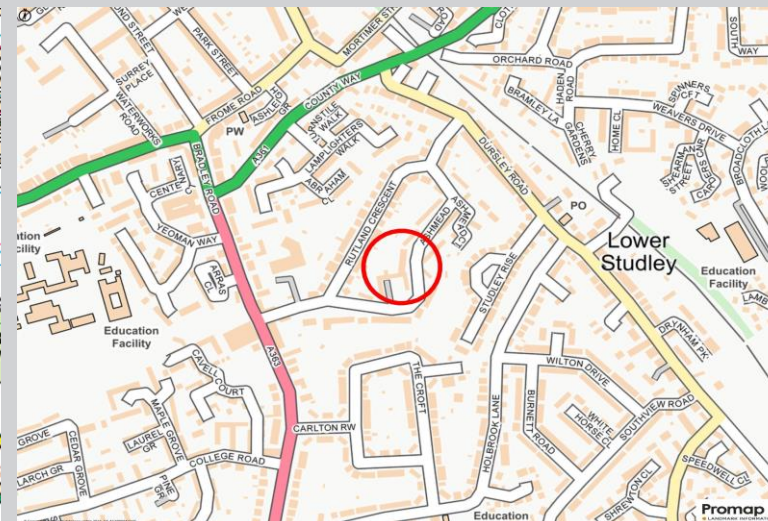
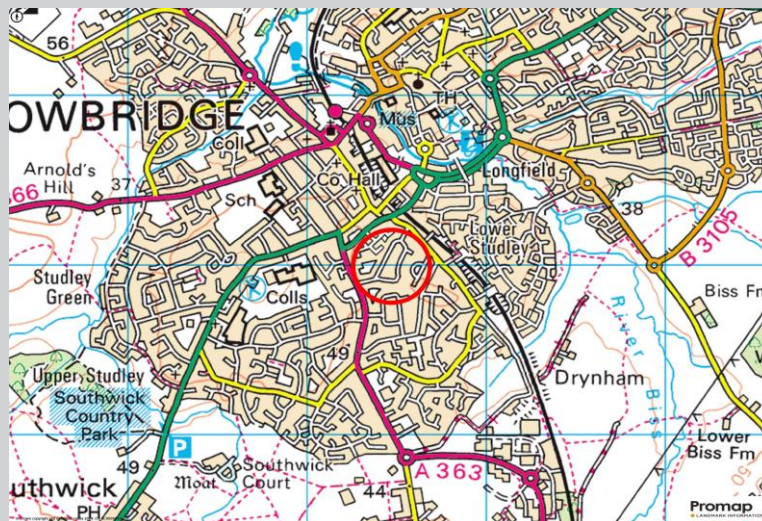
Ground Floor  
Approx 68 sq m / 729 sq ft



First Floor  
Approx 44 sq m / 468 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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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 and 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.