



Wrights
01225 755553

Ramsbury Walk, Trowbridge, Wiltshire, BA14 0UX

£295,000

This spacious three double bedroom semi detached property is situated within the popular Holbrook Lane area of Trowbridge, within easy reach of primary and secondary schools, as well as the retail park.

The property has been greatly improved by the current owners and offers many features including a spacious lounge, kitchen/diner, study, downstairs W.C, garage for storage, three double bedrooms, a spacious bathroom with four piece suite. Externally there is driveway parking for up to four vehicles and an enclosed rear garden with two storage sheds.

Viewing highly recommended!



Three double bedroom semi detached property

Gas central heating and PVCu double glazing

Updated kitchen/diner and bathroom

Spacious lounge with wood burning stove

Study

Situation

The property is situated on a quiet cul-de-sac within the popular Holbrook Park development, close to many local amenities including a choice of Primary and secondary schools. The town centre of Trowbridge offers 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.

Downstairs cloakroom

Garage for storage

Driveway parking for up to four vehicles

Enclosed rear garden

Situated within the popular Holbrook Park area of Trowbridge



The property comprises

Ground Floor

Entrance Hall

With composite front door, tiled floor and PVCu double glazed window to the front.

Lounge

10' 11" x 17' 6" (3.33m x 5.33m)

With wood laminate flooring, radiator, wood burning stove and PVCu double glazed window to the front. Arch into...

Kitchen/Diner

19' 0" x 7' 9" (5.80m x 2.36m)

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, inset sink/drain unit, integrated electric oven and ceramic hob with extractor hood over, space for fridge/freezer, washing machine, dishwasher and tumble dryer, wall mounted gas combi boiler, radiator, PVCu double glazed window to the rear and PVCu french doors opening onto the rear garden.

Hall

With radiator and stairs to the first floor with storage cupboard under.

Study

7' 8" x 10' 8" (2.33m x 3.25m) max

With wood laminate flooring, radiator, PVCu double glazed window to the side and rear door to the garage.

Cloakroom

With wood laminate flooring and close coupled W.C with built in hand basin.

First Floor

Landing

With linen cupboard with radiator and loft hatch (the loft is partially boarded).

Bedroom 1

8' 10" x 14' 5" (2.69m x 4.39m)

With wood laminate flooring, radiator and PVCu double glazed window to the front.

Bedroom 2

10' 2" x 10' 8" (3.11m x 3.26m)

With wood laminate flooring, radiator and PVCu double glazed window to the front.

Bedroom 3

8' 8" x 10' 11" (2.64m x 3.33m)

With wood laminate flooring, radiator, built in wardrobe and PVCu double glazed window to the rear.

Bathroom

With four piece suite comprising bath, shower enclosure with mains rainfall shower, close coupled W.C and hand basin with vanity unit under, inset ceiling spotlights and two obscured PVCu double glazed windows to the rear.

Externally

To the front

Driveway parking for up to four vehicles. A gate provides access to the rear garden.

Garage

7' 10" x 5' 2" (2.40m x 1.58m)

For storage only, with electric roller door, power and light.

To the rear

The enclosed rear garden offers a spacious patio seating area with outside light, tap and lighting and an area laid to lawn. There are two wooden storage sheds and a side path provides gated access to the front of the property.

Council tax

The property is currently in council tax band C.

Services

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

Tenure

The property is sold as Freehold.

Broadband

Ultrafast available (source - Ofcom) Predicted maximum download speed - 9000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom

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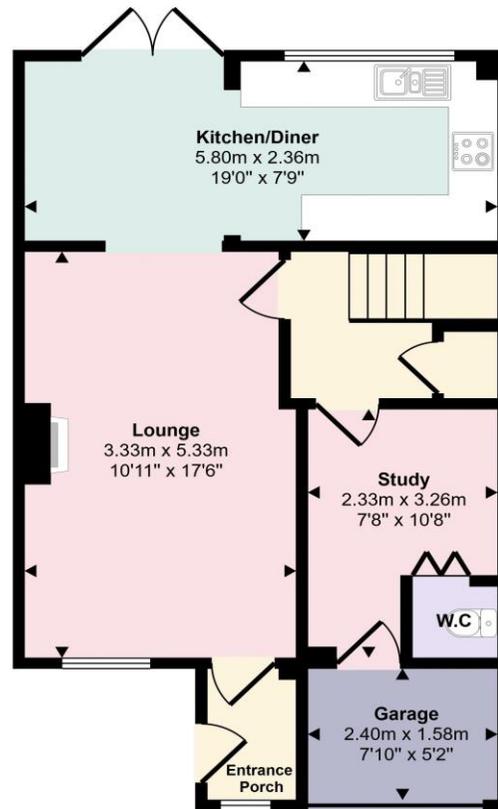


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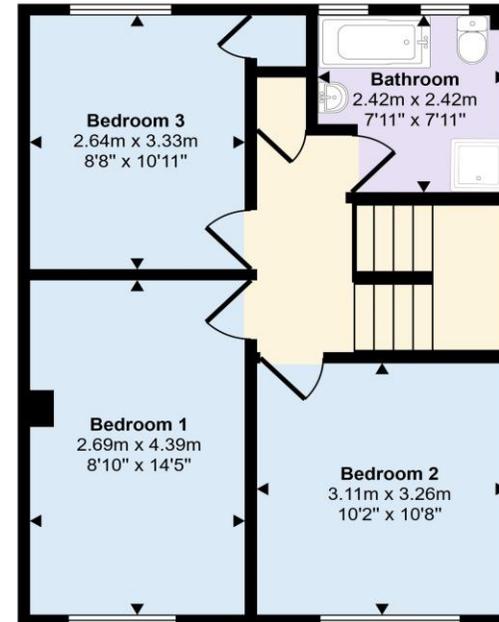
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Approx Gross Internal Area
99 sq m / 1065 sq ft

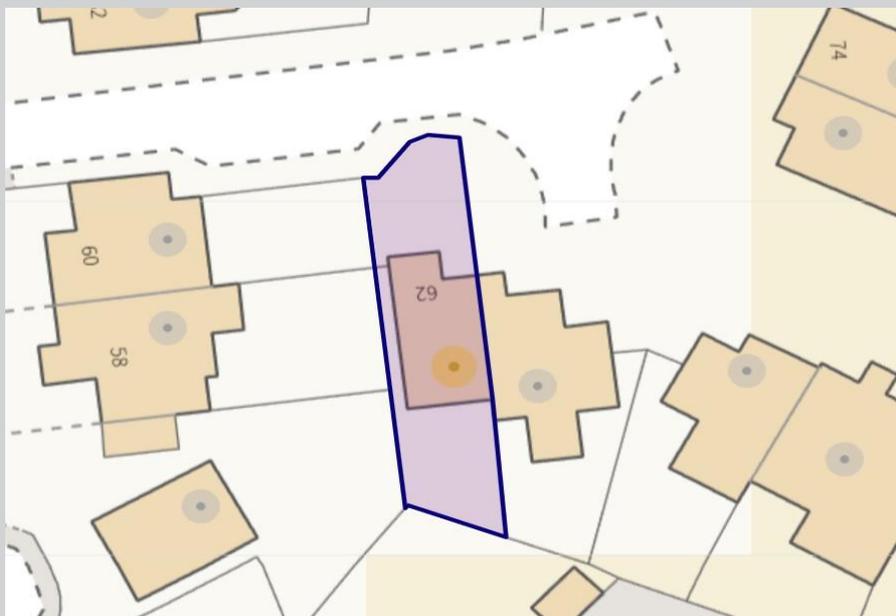


Ground Floor
Approx 52 sq m / 559 sq ft



First Floor
Approx 47 sq m / 507 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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