



Wrights
01225 755553

Brook Road, Trowbridge, Wiltshire, BA14 9DR

Offers over
£200,000

This two bedroom terraced house is situated within the popular Broadmead estate, within easy reach of local schools and amenities. Features include a garage, allocated parking, a lovely enclosed rear garden, gas central heating and recently fitted PVCu double glazing.

Internal viewing highly recommended!

Situation

The property is situated on the sought after Broadmead estate, close to many local amenities including a choice of Primary and Secondary schools 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.



Two bedroom terraced house

Situated within the popular Broadmead estate

Garage

Allocated parking

Lovely enclosed rear garden

Gas central heating

PVCu double glazing (fitted in 2019)

Internal viewing highly recommended!



The property comprises

Ground Floor

Hall

With composite front door, double panel radiator and stairs to the first floor.

Lounge/Diner

17' 4" x 10' 10" (5.29m x 3.31m) max

With part carpet and part laminate, two radiators, television point, PVCu double glazed window to the front and PVCu double glazed french doors to the rear.

Kitchen

6' 6" x 9' 4" (1.98m x 2.84m) max

With a range of eye level and base units, rolled edge worktops with tiled splashbacks, sink/drain, space for cooker, fridge freezer and washing machine, larger cupboard, Ideal gas boiler and PVCu double glazed window to the rear.

First Floor

Landing

With loft hatch (the loft is part boarded with ladder attached).

Bedroom 1

8' 4" x 17' 1" (2.54m x 5.20m) max

With radiator, airing cupboard housing hot water cylinder, built in wardrobe and PVCu double glazed window to the front.

Bedroom 2

8' 10" x 8' 8" (2.69m x 2.65m)

With radiator and PVCu double glazed window to the rear.

Bathroom

With white suite comprising bath with shower attachment, low level w.c, pedestal hand basin, double panel radiator and obscured PVCu double glazed window to the rear.

Externally

To the front

An area laid to lawn with path to the front door.

To the rear

Good size enclosed rear garden mainly laid to lawn with a patio seating area, an outside tap, storage shed and a path leading to the rear gate, providing access to the garage and parking area.

Garage and Parking

Garage within a block with parking in front and one additional space to the side.

Council Tax

The property is currently in council tax band B with the rate payable for 2020/2021 being £1,534.25.



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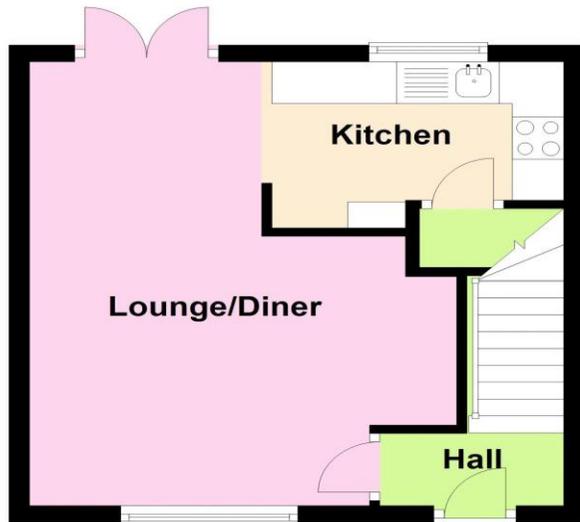
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2D FLOORPLAN

Ground Floor

Approx. 26.2 sq. metres (281.9 sq. feet)

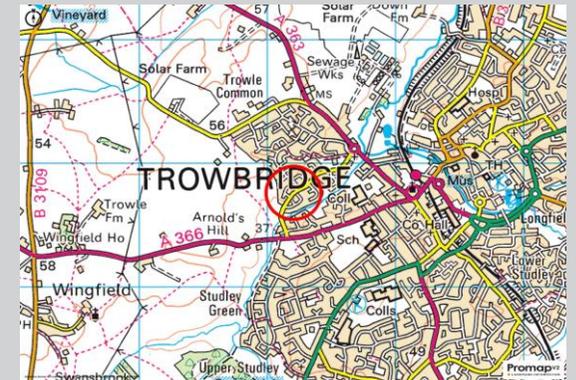


First Floor

Approx. 27.5 sq. metres (296.1 sq. feet)



Total area: approx. 53.7 sq. metres (578.0 sq. feet)

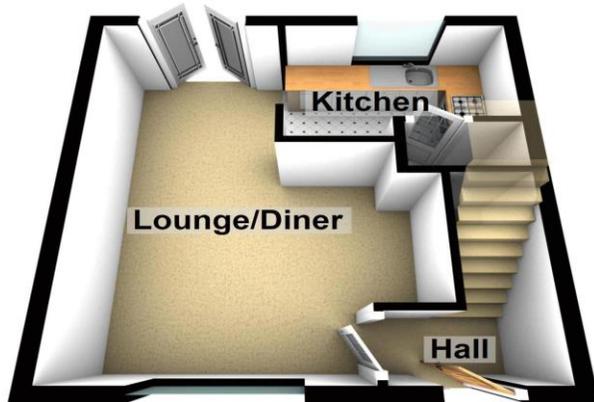


3D FLOORPLAN

EPC

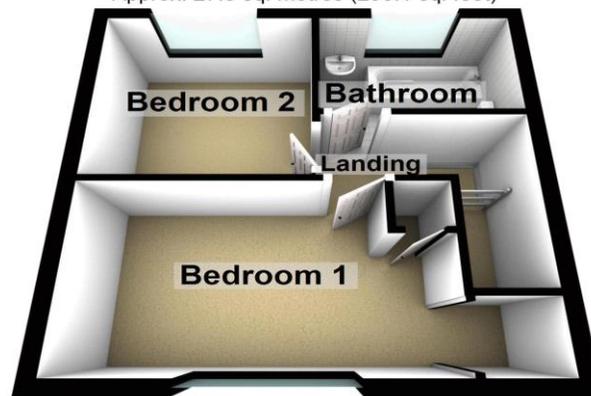
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Disclaimer

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 or 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.