



Wrights
01225 755553

15 Drynam Road, Trowbridge, Wiltshire, BA14 0PE

£189,950

This two bedroom end of terrace property is situated within easy reach of Trowbridge town centre and benefits from a newly refurbished roof.

Further features include two reception rooms, a ground floor bathroom and first floor shower room, a large rear garden, driveway parking, gas central heating and PVCu double glazing.

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 Morrisons 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.



Two bedroom end of terrace property

Situated within easy reach of Trowbridge town centre

Two reception rooms

Ground floor bathroom and first floor shower room

Two double bedrooms

Large rear garden

Driveway parking

Main roof has been re-felted and battened with new leadwork to the chimney and valley

Gas central heating and PVCu double glazing

No onward chain



The property comprises

Ground Floor

Lounge

11' 11" x 11' 11" (3.63m x 3.63m)

With radiator, feature fireplace and PVCu double glazed windows to the front and side.

Dining Room

16' 2" x 12' 0" (4.94m x 3.66m)

With wood laminate flooring, radiator, feature fireplace with brick surround, stairs to the first floor, PVCu double glazed windows to the side and rear.

Kitchen

7' 11" x 7' 11" (2.42m x 2.42m)

With a range of eye level and base units, wood laminate worktops with tiled splash backs, integrated electric oven and gas hob, sink/drain unit, space for fridge, freezer and washing machine, PVCu double glazed window to the side and PVCu door to the rear porch.

Rear porch

With door opening onto the rear garden.

Rear porch

With door to the back garden.

Bathroom

With tiled flooring, white suite comprising bath, close coupled W.C and pedestal hand basin, radiator and obscured PVCu double glazed windows to the side and rear.

First Floor

Landing

With PVCu double glazed window to the side.

Bedroom 1

12' 0" x 10' 10" (3.65m x 3.31m)

With radiator and PVCu double glazed windows to the side and rear.

En-suite

With white suite comprising double shower enclosure with mains shower, low level W.C and pedestal hand basin, radiator, cupboard housing gas boiler and PVCu double glazed window to the rear.

Bedroom 2

12' 0" x 10' 11" (3.65m x 3.34m)

With radiator and PVCu double glazed windows to the front and side.

Externally

To the front

Driveway parking for one vehicle. A path to the side leads to the front door and to the rear garden.

To the rear

The exceptionally large (approx 165 feet long) rear garden provides a fantastic space to be enjoyed by the new owner, including a patio seating area, areas laid to gravel and a range of matures shrubs and trees, as well as an allotment area to the rear. A gate provides side access leading to the front of the property.

Council tax

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

Tenure

The property is sold as freehold.

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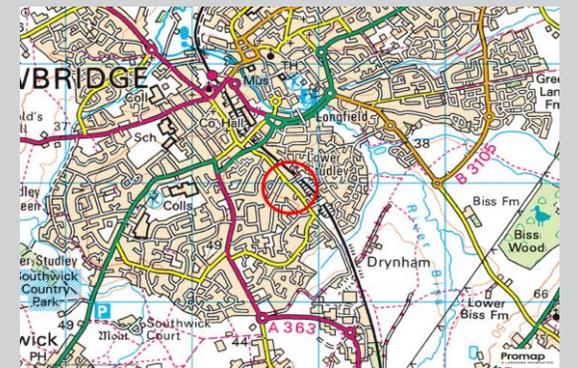
Ground Floor
Approx. 40.2 sq. metres (432.9 sq. feet)



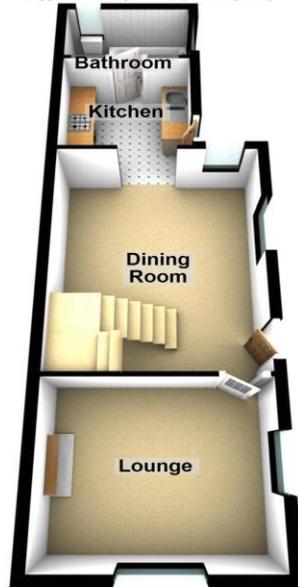
First Floor
Approx. 36.0 sq. metres (387.8 sq. feet)



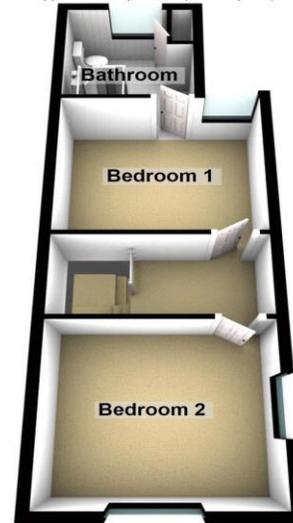
Total area: approx. 76.2 sq. metres (820.6 sq. feet)



Ground Floor
Approx. 40.2 sq. metres (432.9 sq. feet)



First Floor
Approx. 36.0 sq. metres (387.8 sq. feet)



Total area: approx. 76.2 sq. metres (820.6 sq. feet)



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Disclaimer

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