



**Wrights**  
01225 755553

Silver Birch Grove, Trowbridge, Wiltshire, BA14 0JQ

£235,000

This spacious two bedroom end of terrace property is situated on a popular cul-de-sac off the sought after Silver Street Lane.

Features include gas central heating, PVCu double glazing, built in wardrobes in both bedrooms, conservatory, two enclosed courtyard gardens, garage and driveway parking.

Sold with the benefit of no onward chain.

### Situation

The property is situated in a quiet cul de sac within the well regarded Silver Street Lane area, close to many local amenities including Primary and Secondary schools. The town centre of Trowbridge is 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**

**Cul-de-sac location**

**Gas central heating and PVCu double glazing**

**Lounge/Diner**

**Conservatory**

**Built in wardrobes in both bedrooms**

**Two enclosed courtyard gardens**

**Garage**

**Driveway parking**

**No onward chain**



The property comprises

### Ground Floor

#### Entrance Porch

With PVCu front door, wood laminate flooring and built in storage cupboard.

#### Lounge/Diner

*21' 0" x 12' 1" (6.4m x 3.68m) max - L shaped room*

With wood laminate flooring, two radiators, stairs to the first floor, PVCu double glazed window to the front and PVCu french doors to the conservatory.

#### Kitchen/Breakfast Room

*14' 10" x 9' 6" (4.51m x 2.90m) max - L shaped room*

With a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and ceramic hob with extractor hood over, breakfast bar, space for fridge/freezer and washing machine, one and a half bowl sink/drain unit, wall mounted gas boiler, PVCu double glazed window to the rear and PVCu back door.

#### Conservatory

*8' 0" x 8' 8" (2.45m x 2.64m)*

Of PVCu construction with door to the side garden.

### First floor

#### Landing

With loft hatch and PVCu double glazed window to the front.

#### Bedroom 1

*9' 3" x 11' 9" (2.82m x 3.58m)*

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

#### Bedroom 2

*9' 7" x 8' 0" (2.92m x 2.44m)*

With built in wardrobe, linen cupboard, radiator and PVCu double glazed window to the rear.

#### Shower Room

With white suite comprising large walk in shower enclosure with electric shower, close coupled W.C and pedestal hand basin, heated towel rail and obscured PVCu double glazed window to the front.

## Externally

### To the front

Driveway parking for one vehicle next to an area laid to lawn. Path leading to the front door.

### Garage 8' 0" x 15' 8" (2.43m x 4.78m)

With power, light, sink/drain unit and up and over door to the front.

### To the rear

Enclosed courtyard garden with gate providing access to the rear.

### To the side

A second enclosed courtyard with storage shed.

### Council tax

The property is currently in council tax band B.

## Energy Performance

Current energy rating: 66 - D

Potential energy rating: 83 - 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 to radiators. Please note that the Agent has not tested any appliances.

## Broadband coverage

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

## Mobile phone coverage

Outdoor coverage is likely - source Ofcom

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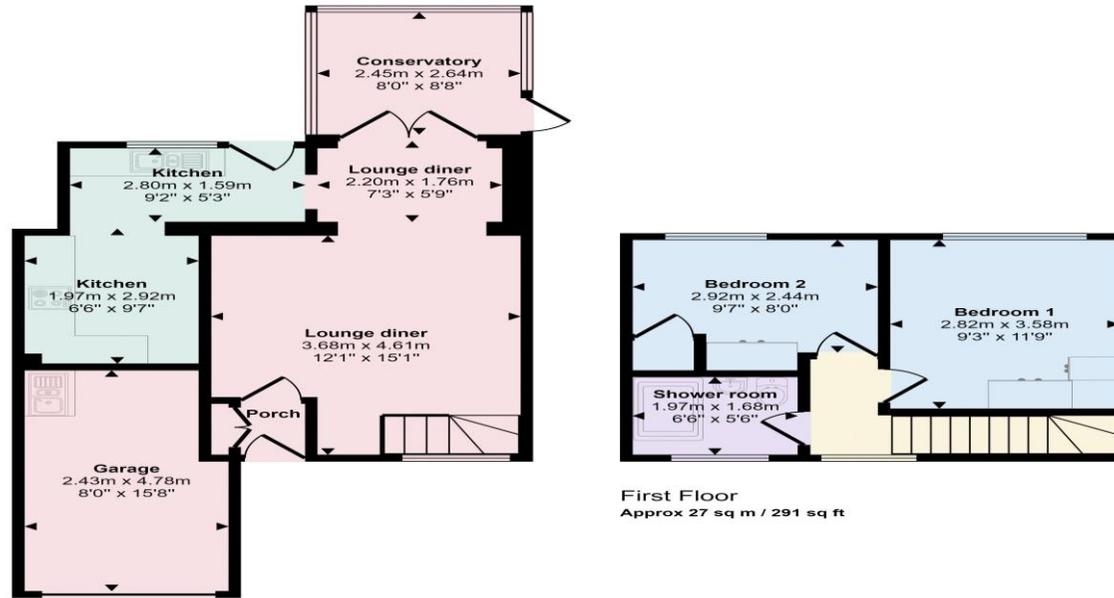


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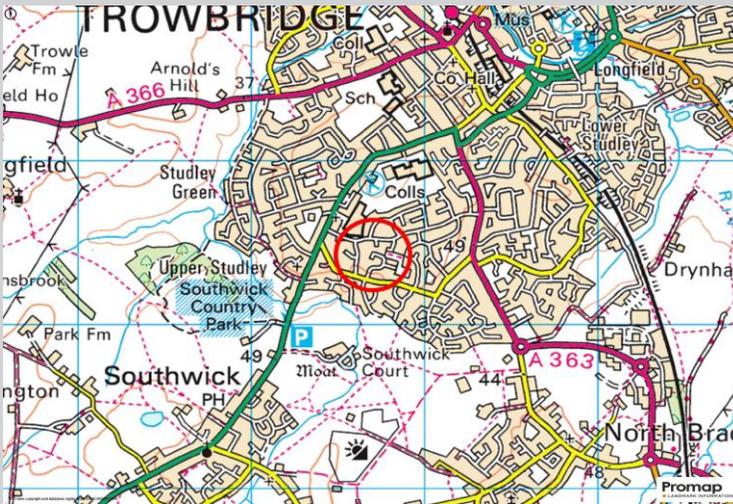
Approx Gross Internal Area  
79 sq m / 853 sq ft



Ground Floor  
Approx 52 sq m / 563 sq ft

First Floor  
Approx 27 sq m / 291 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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