



**Wrights**  
01225 755553

Withy Close, Trowbridge, Wiltshire, BA14 7NB

£215,000

This spacious two bedroom home is situated within a cul-de-sac on the Hilperton side of Trowbridge.

Features include a contemporary open plan kitchen/diner and lounge on the ground floor, two double bedrooms and a bathroom on the first floor, gas central heating. PVCu double glazing, an enclosed rear garden and garage with parking in front.

Sold with the benefit of no onward chain.



**Two bedroom property**  
**Modern open plan living**  
**Gas central heating**  
**PVCu double glazing**  
**Enclosed rear garden**

### Situation

The property is situated within a cul-de-sac on the Hilperton side of town, conveniently located close to a local shop and primary school. 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 13 miles away, famed for its shopping, period buildings and many places of cultural interest.

### Garage

**Off road parking**  
**Cul-de-sac location**  
**No onward chain**



## The property comprises

### Ground Floor

#### Entrance Hall

With double glazed front door, wood laminate flooring, radiator and stairs to the first floor.

#### Spacious open plan Kitchen/Living room

*26' 1" x 13' 2" (7.95m x 4.01m) max*

With wood laminate flooring, two radiators, fitted kitchen with a range of eye level and base units, work tops over, breakfast bar, integrated electric oven and hob with cooker hood over, stainless steel sink/drain, freestanding tumble dryer, space and plumbing for washing machine, cupboard housing freestanding fridge/freezer, double glazed window to the front and two to the rear and double glazed French doors to the garden.

### First Floor

#### Landing

With radiator, airing cupboard with radiator and double glazed window to front.

#### Bedroom 1 *13' 2" x 10' 9" (4.01m x 3.27m)*

With radiator and double glazed window to the rear.

#### Bedroom 2 *13' 2" x 8' 9" (4.01m x 2.67m)*

With radiator and double glazed window to the rear.

### Bathroom

With suite comprising bath with shower over, pedestal hand basin and W.C, heated towel rail and double glazed window to rear.

### Rear Garden

The enclosed rear garden is mainly laid to lawn with flowerbed borders, a paved patio area, outside tap and wooden garden shed.

### Garage and parking

With up and over door to the front and parking in front.

### 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 to radiators. Please note that the Agent has not tested any appliances.

### Broadband

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

### Mobile phone coverage

Outdoor coverage is likely - source Ofcom



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[info@wrightsresidential.co.uk](mailto:info@wrightsresidential.co.uk) | [www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

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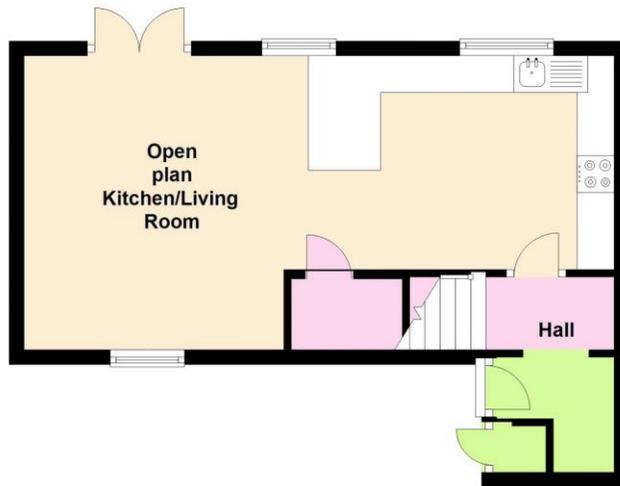


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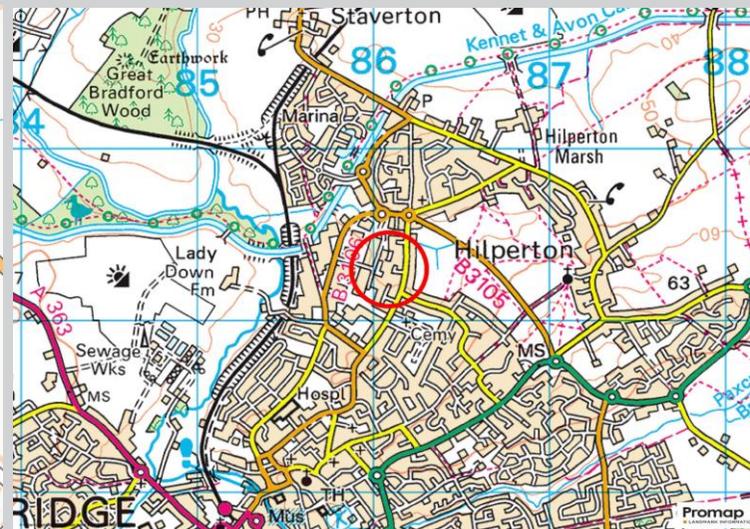
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Ground Floor



First Floor







T 01225 755553

E info@wrightsresidential.co.uk

W www.wrightsresidential.co.uk

A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

### 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.