



**Wrights**  
01225 755553

Glebe Road, Trowbridge, Wiltshire, BA14 9JR

£280,000

This spacious three bedroom detached property is situated within an established residential area, close to a selection of primary and secondary schools and within easy reach of Trowbridge town centre and railway station.

The property requires some updating, offering fantastic potential to create a wonderful family home. Features include gas central heating with a recently fitted gas combi boiler, two reception rooms, a generous enclosed rear garden, garage and recently and professionally laid block driveway providing parking for several vehicles. Sold with the benefit of no onward chain.

#### **Situation**

The property is situated in a well established residential area within walking distance of Trowbridge town centre and railway station. The property is also conveniently situated within easy reach of a selection of primary and secondary schools.

The County town of Trowbridge provides 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.



**Three bedroom detached property**

**Two reception rooms**

**Gas central heating with 2 year old combi boiler**

**Large enclosed rear garden**

**Driveway parking for several vehicles**

**Within easy reach of schools and railway station**

**No onward chain**





## The property comprises

### Ground Floor

#### Entrance Porch

With PVCu front door and obscured PVCu double glazed windows to the front, stairs to the first floor and storage cupboard under.

#### Lounge 12' 0" x 11' 10" (3.66m x 3.61m) plus bay

With radiator, electric fire with surround, PVCu double glazed window to the side and large attractive PVCu double glazed bay window to the front.

#### Kitchen 10' 3" x 8' 8" (3.13m x 2.63m)

With wood laminate flooring, a range of eye level and base units, worktops with tiled splash backs, large built in storage cupboard, sink/drain, freestanding cooker and metal framed window to the rear giving a pleasant view over the rear garden.

#### Dining Room 12' 1" x 11' 11" (3.69m x 3.64m)

With radiator, gas fire with surround, PVCu double glazed window to the side And sliding patio doors to the rear garden.

#### Side hall

With large storage cupboard.

#### W.C

With low level W.C and PVCu double glazed window to the rear.

### First floor

#### Landing

With PVCu double glazed window to the side.

#### Bedroom 1 10' 7" x 10' 9" (3.23m x 3.28m) plus bay

With radiator, built in wardrobe and PVCu large double glazed bay window to the front mirroring the lounge bay window.

#### Bedroom 2 11' 11" x 11' 0" (3.64m x 3.36m)

With two radiators, built in wardrobe, cupboard housing Worcester gas combi boiler and PVCu double glazed window overlooking generous garden to the rear.

#### Bedroom 3 7' 5" x 7' 7" (2.25m x 2.31m)

With PVCu double glazed window to the front.

#### Bathroom

With suite comprising bath with electric shower over, close coupled W.C and pedestal hand basin, radiator and obscured PVCu double glazed windows to the side and rear.

### Externally

#### To the front

Recently and professionally installed block paving driveway with parking for several vehicles. Access to rear garden from both sides of the property.

#### Garage 14' 8" x 8' 0" (4.47m x 2.45m)

With power, light and up and over door to the front.

#### To the rear

The generous enclosed rear garden needs to be seen to be appreciated as it offers an area laid to lawn, a range of shrubs and trees, a greenhouse and summerhouse and vegetable area. There is an outside power socket and side access to both sides of the property.

#### Council tax

The property is currently in council tax band C with the rate payable for 2023/2024 being £2027.47.



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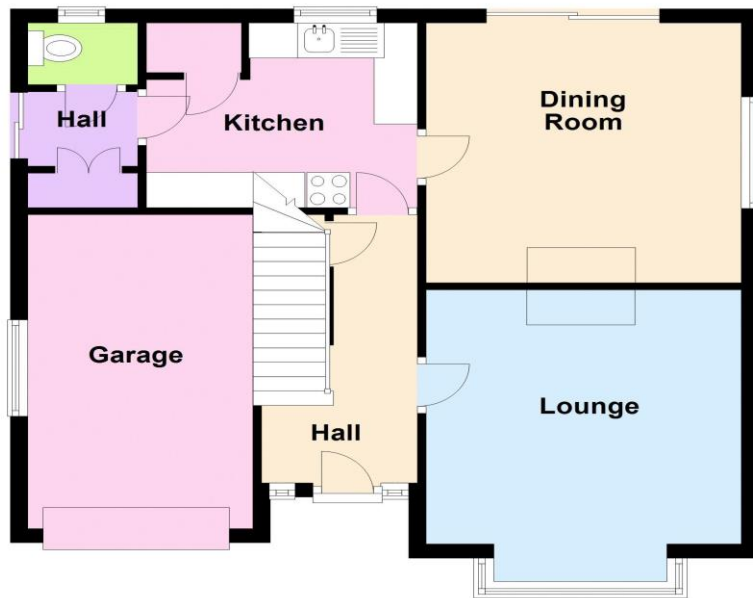
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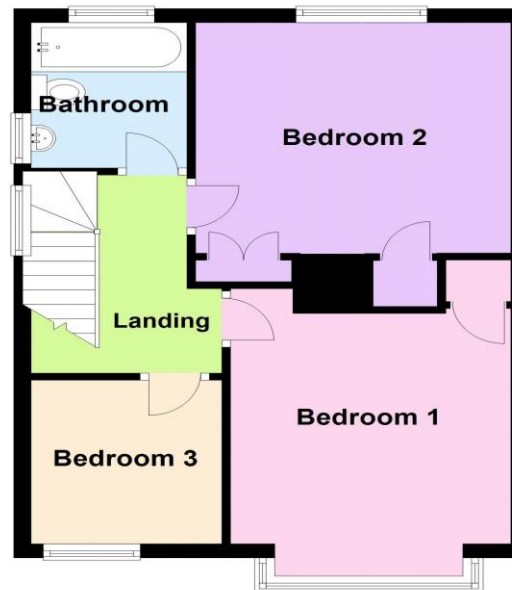
### Ground Floor

Approx. 58.7 sq. metres (631.8 sq. feet)

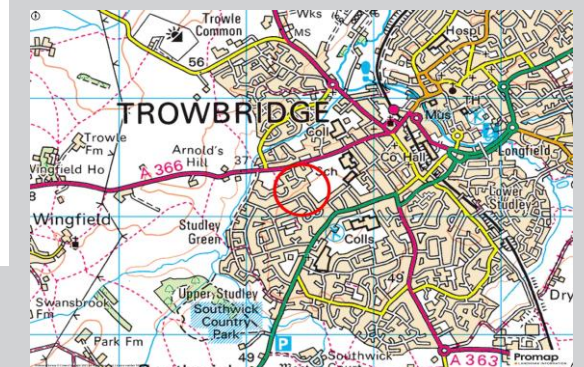


### First Floor

Approx. 40.1 sq. metres (431.3 sq. feet)



Total area: approx. 98.8 sq. metres (1063.0 sq. feet)

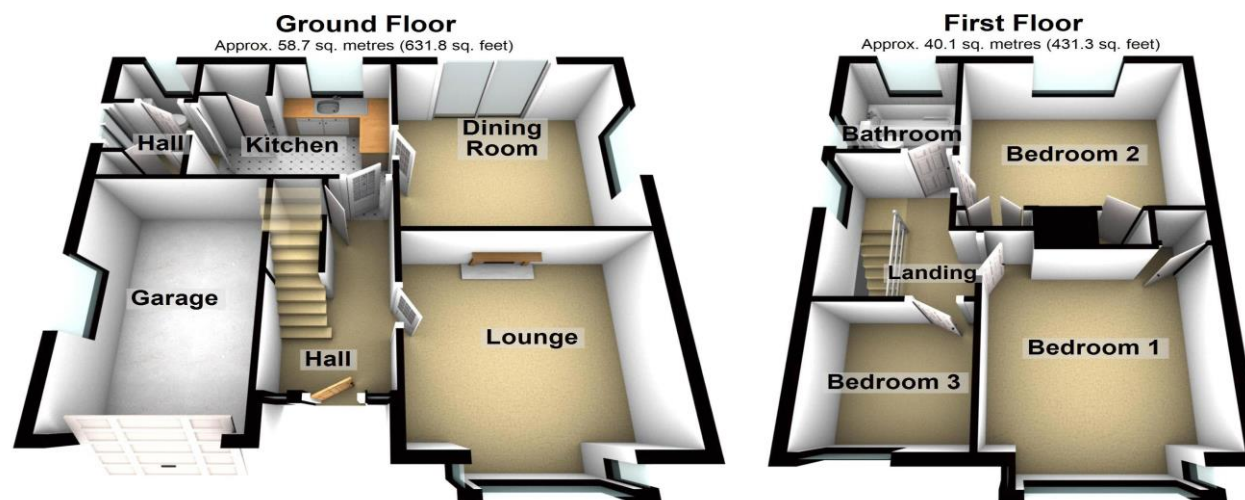


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