



Wrights
01225 755553

Dursley Road, Trowbridge, Wiltshire, BA14 0NR

£229,000

This spacious two bedroom property is situated within easy reach of Trowbridge town centre and railway station.

Features include two reception rooms, kitchen/diner, downstairs W.C, two double bedrooms, large bathroom with four piece suite, enclosed rear garden and off road parking.

Sold with no onward chain.



Spacious two bedroom property

Two reception rooms

Kitchen/diner

Downstairs W.C

Two double bedrooms

Situation

The property is situated 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.

Large bathroom with shower enclosure and bath

Enclosed rear garden

Off road parking

No onward chain



The property comprises

Ground Floor

Sitting Room 12' 2" x 9' 3" (3.71m x 2.83m)

With obscured PVCu front door, radiator and PVCu double glazed window to the front.

Lounge 12' 3" x 12' 5" (3.74m x 3.79m)

With feature fireplace, radiator and PVCu double glazed window to the rear.

Kitchen/Diner 17' 1" x 7' 10" (5.20m x 2.38m)

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

Cloakroom

With low level W.C, hand basin and PVCu double glazed window.

First Floor

Bedroom 1 12' 4" x 12' 6" (3.75m x 3.80m) into alcove

With two radiators, freestanding wardrobe and PVCu double glazed window to the rear.

Bathroom

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

Bedroom 2 12' 3" x 9' 4" (3.73m x 2.85m)

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

Externally

To the rear

The enclosed garden is laid to patio and lawn, with a large storage shed and off road parking area to the rear.

Council tax

The property is in council tax band B.

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 broadband is available (source - Ofcom) Predicted maximum download speed - 1800Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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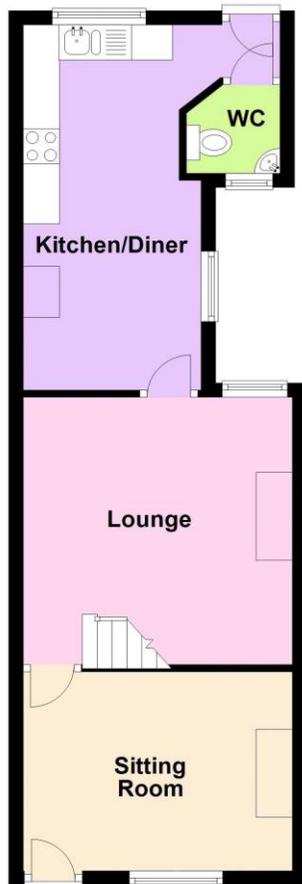
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Ground Floor

Approx. 40.2 sq. metres (433.1 sq. feet)



First Floor

Approx. 31.2 sq. metres (336.0 sq. feet)





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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.