



Wrights
01225 755553

Larkspur, Trowbridge, Wiltshire, BA14 7LS

£235,000

Situation

The property is situated within the desirable Green Lane area, close to a popular Primary School and within walking distance of Trowbridge town centre.

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 end of terrace property

Walking distance to Trowbridge town centre

Close to a popular primary school

Gas central heating and PVCu double glazing

Two reception rooms

Conservatory

Pretty front and rear gardens

Allocated parking

Vendor suited



This three bedroom end of terrace property is conveniently located within easy reach of local amenities including a popular Primary school and within walking distance of Trowbridge town centre. The ground floor features a spacious lounge, conservatory, dining room and kitchen, whilst upstairs you will find three well-proportioned bedrooms and the family bathroom.

Externally, the property benefits from an attractive front garden and a well maintained rear garden offering both lawn and patio areas, ideal for outdoor dining and relaxation. In addition, there is allocated parking for one vehicle.

Vendor suited.

The property comprises

Ground Floor

Entrance Hall

With PVCu front door, radiator and stairs to the first floor.

Lounge

17' 3" x 10' 1" (5.25m x 3.07m)

With radiator and sliding patio doors to the Conservatory.

Conservatory

13' 1" x 7' 11" (3.98m x 2.41m)

With full length windows to the sides and rear and door opening onto the rear garden.

Dining Room

9' 8" x 9' 2" (2.95m x 2.80m)

With radiator, PVCu double glazed window to the side and PVCu double glazed bay window to the front.

Kitchen

7' 1" x 9' 2" (2.15m x 2.80m)

With wood laminate flooring, a range of eye level and base units, worktops with tiled splash backs, one and a half bowl sink/drain unit, space for cooker, fridge/freezer and washing machine, wall mounted gas boiler and PVCu double glazed window to the front.

First Floor

Landing

With loft hatch.

Bedroom 1

10' 6" x 9' 1" (3.21m x 2.76m)

With radiator and PVCu double glazed window to the front.

Bedroom 2

8' 4" x 13' 9" (2.54m x 4.19m)

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

Bedroom 3

8' 8" x 7' 3" (2.63m x 2.22m)

With radiator and With radiator and PVCu double glazed window to the rear.

Bathroom

With white suite comprising bath with mains shower over, close coupled W.C and pedestal hand basin, radiator and obscured With radiator and PVCu double glazed window to the front.

Externally

To the front

The property is set behind an attractive front garden, featuring a variety of mature plants, shrubs and colourful borders. A pathway leads to the gated access to the front door, at the side of the property, while the well maintained hedging offers a sense of privacy and kerb appeal.

To the rear

The property enjoys a delightful rear garden with a variety of mature plants and shrubs. A paved seating area provides the perfect spot for outdoor dining and relaxation, while a central pathway leads through the garden to the gated rear access.

Parking

Allocated parking for one vehicle located to the rear of the property.

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 broadband is available (source - Ofcom) Predicted maximum download speed - 10000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

EXCLUSIVE MORTGAGE ADVICE
FOR WRIGHTS RESIDENTIAL WITH **GEM MORTGAGES**
Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk

CALL NOW FOR FREE
MORTGAGE ADVICE
THAT YOU CAN TRUST



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553

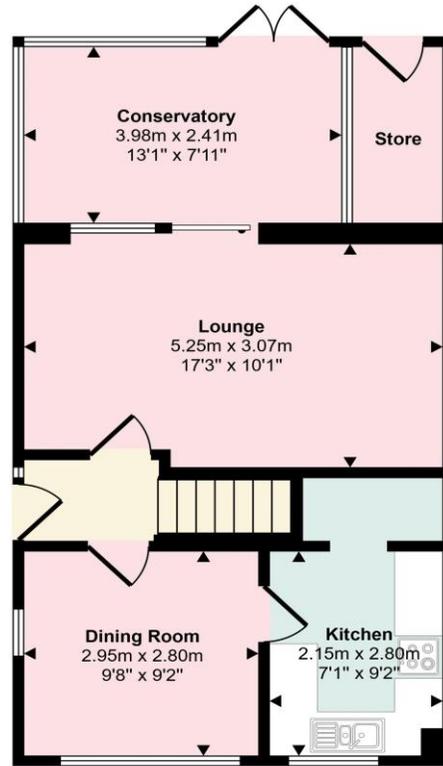


Wrights
01225 755553

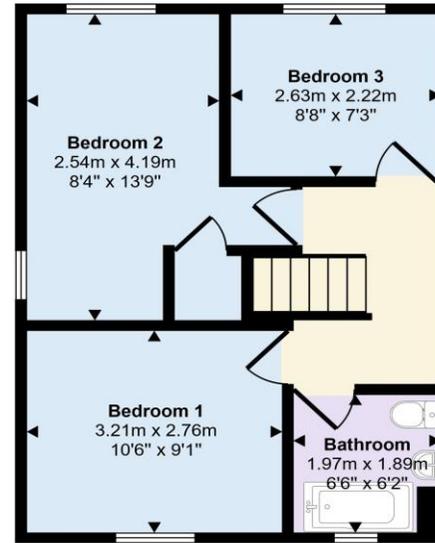
info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553

Approx Gross Internal Area
89 sq m / 954 sq ft

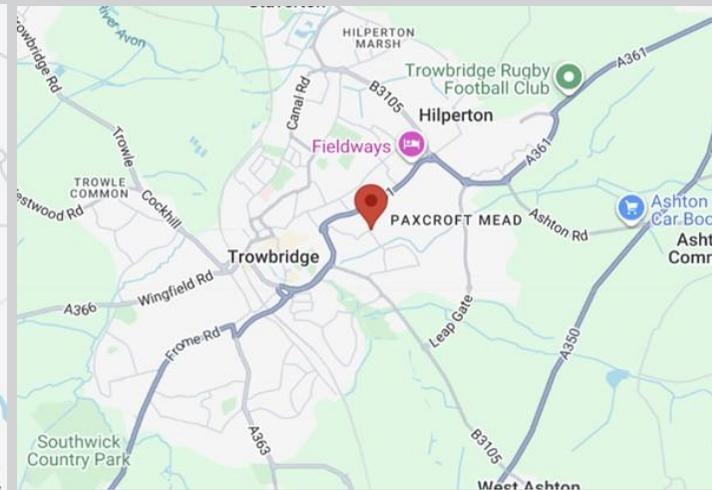
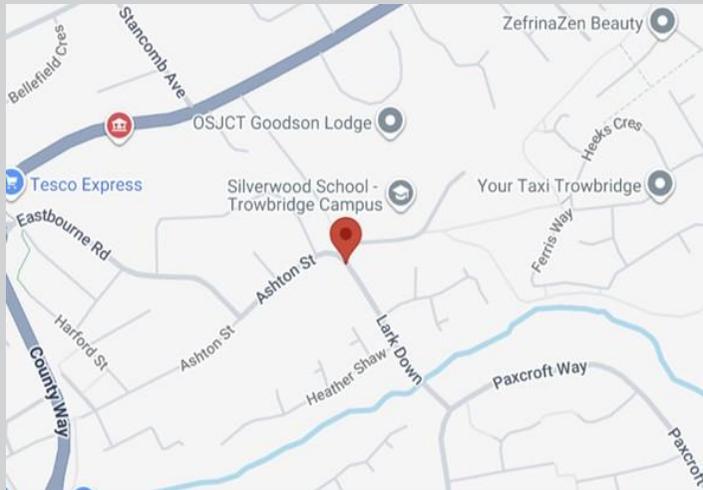
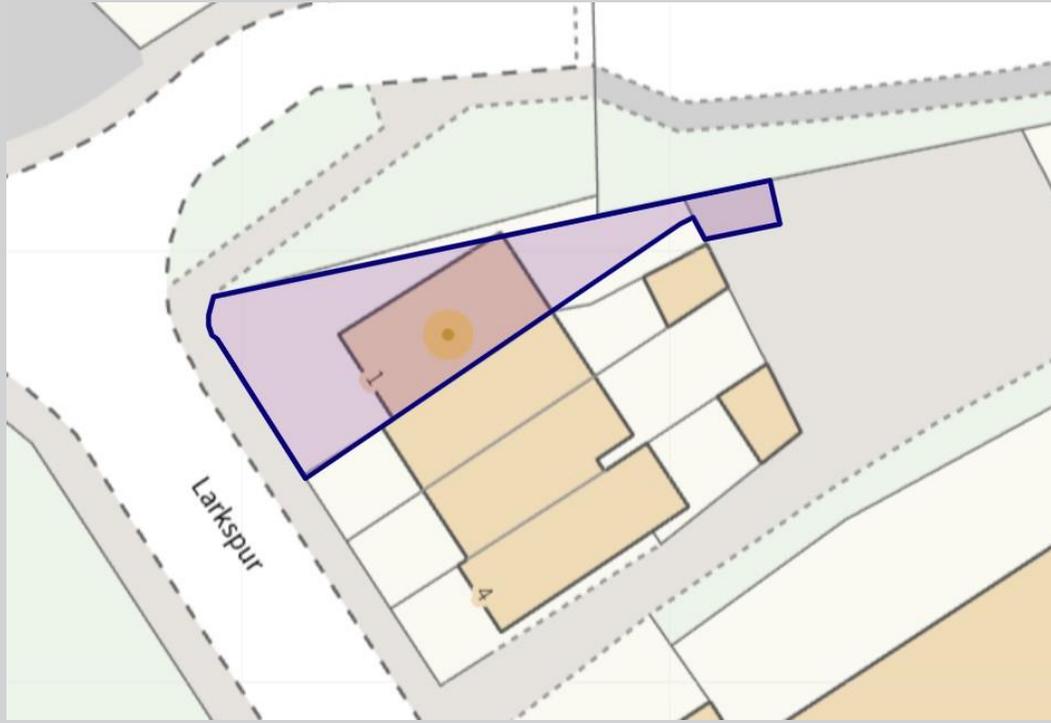


Ground Floor
Approx 51 sq m / 547 sq ft



First Floor
Approx 38 sq m / 408 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.





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.