



Wrights
01225 755553

Downside Park, Trowbridge, Wiltshire, BA14 7NN

Offers in Excess of £250,000

This spacious, well presented three bedroom terraced house is situated within a quiet cul-de-sac on the Hilperton side of Trowbridge.

Features include a large Kitchen/Diner, Conservatory, Utility room/downstairs W.C, three good sized bedrooms, PVCu double glazing, gas central heating, front and rear gardens and off road parking.

Viewing highly recommended!



Three bedroom terraced house

Well presented throughout

PVCu double glazing

Gas central heating with new combi boiler

Large Kitchen/Diner

Situation

The property is situated on a quiet cul-de-sac within easy reach 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 15 miles away, famed for its shopping, period buildings and many places of cultural interest.

Conservatory
Utility room/downstairs W.C
Front and rear gardens
On road parking



The property comprises

Ground Floor

Porch

With laminate flooring, PVCu double glazed front door and PVCu double glazed windows to the front and side.

Lounge

14' 5" x 17' 0" (4.40m x 5.17m)

With PVCu double glazed front door, two radiators, television point, coved ceiling and PVCu double glazed window to the front. Opening into...

Kitchen/Diner

13' 1" x 17' 0" (3.98m x 5.17m)

With tiled flooring, a range of eye level and base units, rolled edge worktops with tiled splashbacks, island unit with inset sink/drain, range cooker with stainless steel splashbacks and extractor hood over, double panel radiator, coved ceiling and storage cupboard under the stairs. Double doors to...

Conservatory

8' 5" x 9' 8" (2.57m x 2.94m)

Of PVCu construction with pitched roof, wood laminate flooring, radiator and PVCu double glazed french doors to the garden.

Rear Lobby

With radiator.

Utility Room/W.C

With white suite comprising close coupled W.C and hand basin, plumbing for washing machine, radiator and obscured PVCu double glazed window to the rear.

First Floor

Landing

With two storage cupboards and loft hatch.

Bedroom 1

14' 11" x 8' 6" (4.55m x 2.60m)

With double panel radiator, built in wardrobe and PVCu double glazed window to the front.

Bedroom 2

10' 9" x 10' 9" (3.27m x 3.27m) max

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

Bedroom 3

10' 11" x 8' 2" (3.33m x 2.48m) max

With double panel radiator and PVCu double glazed window to the front.

Bathroom

With white suite comprising bath with electric shower over, hand basin with vanity unit and close coupled W.C, tiled splashbacks and obscured PVCu double glazed window to the rear.

Externally

To the front

Front garden laid to gravel with a path to the front door.

To the rear

Enclosed low maintenance garden laid to wooden decking and patio, with a gate providing access to the rear.

Council Tax

The property is currently 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.

Tenure

The property is sold as freehold.

Broadband

Superfast available (source - Ofcom) Predicted maximum download speed - 80Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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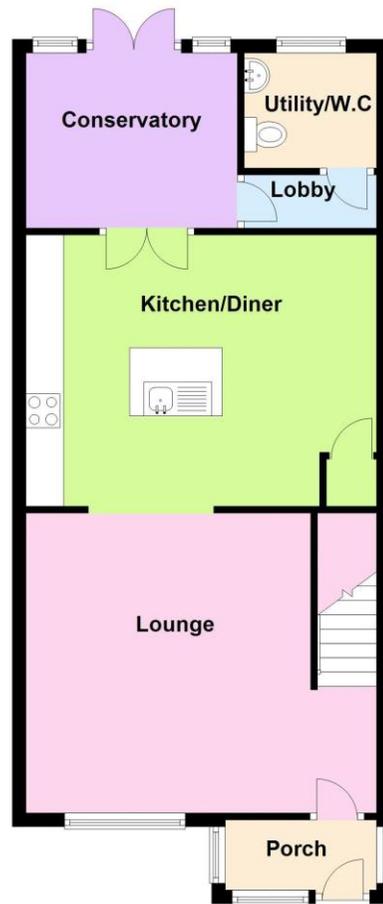
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Ground Floor

Approx. 59.9 sq. metres (645.3 sq. feet)

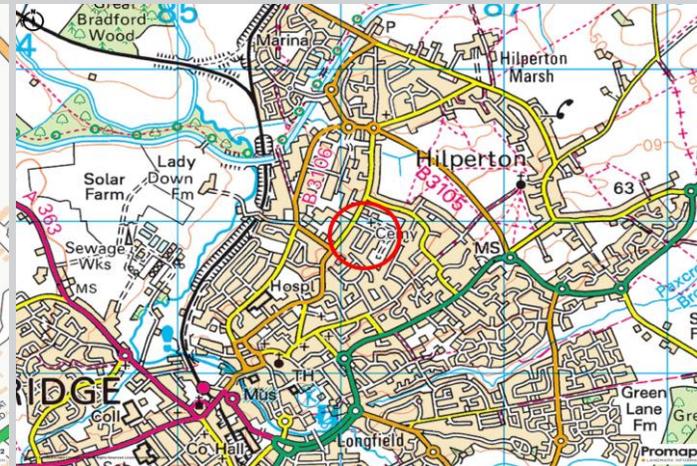
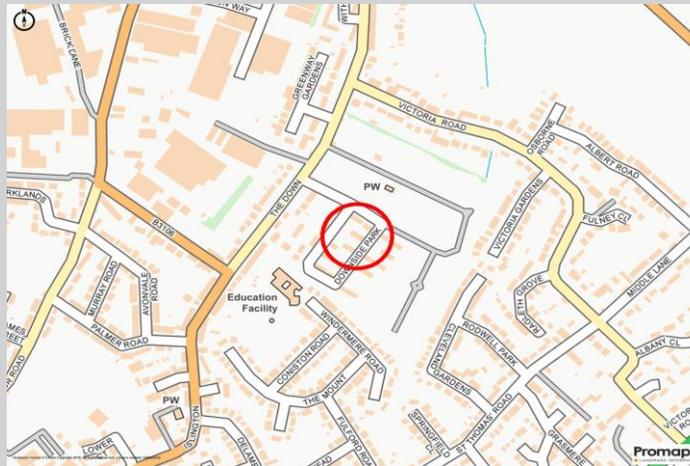


First Floor

Approx. 45.5 sq. metres (490.3 sq. feet)



Total area: approx. 105.5 sq. metres (1135.5 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.