



Wrights
01225 755553

Newtown, Trowbridge, Wiltshire, BA14 0BE

£239,999

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.



**Spacious two bedroom
period property**

**Large open plan
lounge/dining room**

**Recently updated
Kitchen and spacious
Utility room**

Downstairs W.C

Garden room

**Two spacious double
bedrooms**

First floor bathroom

**Rear garden and off road
parking**

**Large workshop with
vehicle maintenance pit**

No onward chain



This attractive period property is conveniently situated within close proximity of the town centre and railway station, as well as a selection of primary and secondary schools.

The ground floor offers generous and versatile living accommodation, comprising a large open plan lounge and dining room, an updated kitchen and spacious utility room, a downstairs W.C., and a useful garden room with access to the rear garden. To the first floor are two substantial double bedrooms and a family bathroom. In addition, there is access from the landing to a large separate shower enclosure.

Externally, the property benefits from a good sized enclosed rear garden, laid mainly to lawn with patio seating area and side access. To the rear of the plot is a substantial detached workshop with vehicle maintenance pit, offering excellent storage or hobby space (power is not currently connected). The property also benefits from off-road parking to the rear for approximately two to three vehicles.

Sold with the benefit of no onward chain.

The property comprises

Ground Floor

Entrance Hall

With door to Lounge/Diner.

Lounge 15' 3" x 13' 2" (4.64m x 4.02m)

With radiator and PVCu double glazed bay window to front. Open plan into...

Dining Room 15' 2" x 13' 5" (4.63m x 4.09m)

With radiator, open fireplace and stairs to the first floor.

Kitchen 7' 9" x 10' 8" (2.35m x 3.25m)

With a range of eye level and base units, worktops with tiled splash backs, worktops with tiled splash backs, sink/drain unit, space for cooker and fridge, inset ceiling spotlights and PVCu double glazed window to the side.

Utility room 4' 6" x 8' 9" (1.38m x 2.66m)

With a range of eye level and base units, worktops with tiled splash backs, sink/drain unit, space for washing machine, extractor fan and PVCu double glazed window to the rear.

Cloakroom

With close coupled W.C, radiator and obscured PVCu double glazed window to the rear.

Garden Room 5' 8" x 19' 2" (1.72m x 5.84m)

With door to the rear garden.

First Floor

Landing

With loft access and large shower enclosure with electric shower.

Bedroom 1 *15' 1" x 10' 11" (4.60m x 3.34m)*

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

Bedroom 2

With radiator and PVCu double glazed window to the rear.

Bathroom

With suite comprising bath, pedestal hand basin and close coupled W.C, cupboard housing gas boiler, heated towel rail, inset ceiling spotlights and obscured PVCu double glazed window to the rear.

Externally

To the front

The property is set back from the road with a front garden mainly laid to gravel and a path leading to the front door.

To the rear

Garden

The property benefits from a good sized rear garden, laid mainly to lawn with a paved patio area immediately to the rear of the house, providing an ideal practical space for outdoor seating. The garden is enclosed by timber panel fencing to both sides, offering a good degree of privacy. A hardstanding pathway runs along one side of the garden, providing convenient access to the parking and workshop.

Off road parking

Off road parking for 2/3 vehicles.

Workshop *11' 9" x 21' 0" (3.57m x 6.40m)*

Situated to the rear of the garden is a substantial detached workshop of block construction beneath a corrugated roof. The building offers a generous internal space with a front facing roller shutter door, together with a separate side access door. Internally, the workshop includes a vehicle maintenance pit and provides flexible space suitable for storage, hobby use or general workshop purposes.

Tenure

The property is sold as Freehold.

Council tax

The property is currently in council tax band B.

Energy Performance

The current EPC rating is D (68), with a potential for C (80).

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

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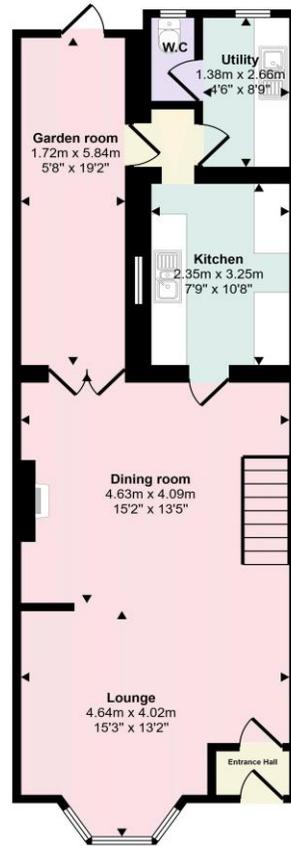


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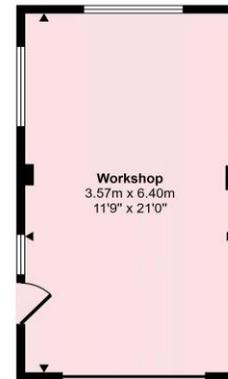
Approx Gross Internal Area
129 sq m / 1385 sq ft



Ground Floor
Approx 64 sq m / 685 sq ft

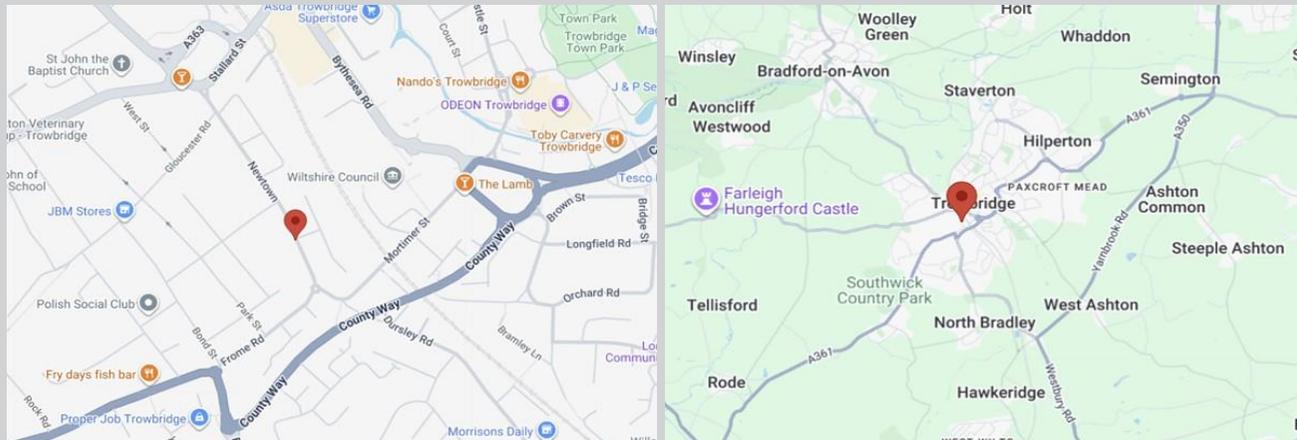


First Floor
Approx 42 sq m / 454 sq ft



Workshop
Approx 23 sq m / 246 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

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