



Wrights
01225 755553

Canal Road, Trowbridge, Wiltshire, BA14 8QU

£260,000

This well presented three bedroom period property offers excellent living space and is ideally located within easy reach of Trowbridge town centre, the railway station, and a popular primary school.

The ground floor comprises two inviting reception rooms, a spacious kitchen/diner perfect for family living, and a useful utility room with W.C. Upstairs, the property boasts three good-sized double bedrooms and a large family bathroom featuring a four-piece suite. Outside, the home benefits from a generous and private rear garden, providing an ideal space for outdoor entertaining or relaxation.

The property is sold with the benefit of no onward chain.

Situation

The property is situated close to local amenities and a popular primary school. Trowbridge town centre 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.



Three bedroom terrace property

Wood burning stove

Two reception rooms

Spacious Kitchen/Diner

Utility/downstairs W.C

Three double bedrooms

Large first floor bathroom

Generous and private rear garden with hot tub

Walking distance to town centre and railway station

No onward chain



The property comprises

Entrance Porch

With wooden front door and tiled flooring.

Hallway

With tiled flooring, radiator and stairs to the first floor with storage cupboard under.

Family Room

9' 4" x 12' 1" (2.85m x 3.69m)

With tiled flooring, radiator and feature fireplace with brick surround.

Lounge

13' 4" x 11' 5" (4.07m x 3.47m)

With radiator, open fireplace with wood burning stove and brick surround and PVCu double glazed window to the front.

Kitchen/Diner

16' 5" x 13' 11" (5.00m x 4.24m) max

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and ceramic hob with extractor hood over, space for American style fridge/freezer and washing machine, one and a half bowl sink/drainage unit and PVCu french doors opening onto the rear garden.

Cloakroom

With tiled flooring, white suite comprising close coupled W.C and hand basin, wall mounted gas boiler, space for tumble drier and obscured PVCu double glazed window to the rear.

First Floor

Landing

With wood laminate flooring and radiator.

Bedroom 1

16' 9" x 10' 11" (5.11m x 3.33m) max

With built in wardrobes, radiator and PVCu double glazed windows to the front.

Bedroom 2

7' 8" x 12' 2" (2.34m x 3.72m)

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

Bathroom

With suite comprising bath with electric shower over, W.C, hand basin and walk in rainfall shower, heated towel rail and obscured PVCu double glazed window to the rear.

Second Floor

Bedroom 3

16' 2" x 15' 3" (4.92m x 4.66m)

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

Externally

To the front

The property is set back from the road with a gated courtyard with a path to the front door.

To the rear

This charming garden perfectly balances low maintenance entertaining space with natural greenery. To the rear, a generous patio provides an ideal spot for outdoor dining and relaxation, featuring a covered seating area, attractive pergola, and hot tub (included in the sale).

A second patio area offers further space for seating and comes complete with a wooden storage shed. Beyond this lies a generous lawn, bordered by mature shrubs, trees, and flower beds, leading to a raised pond with water feature and an additional large storage shed.

A gate provides access (via the neighbouring garden) to the front 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 - 1800Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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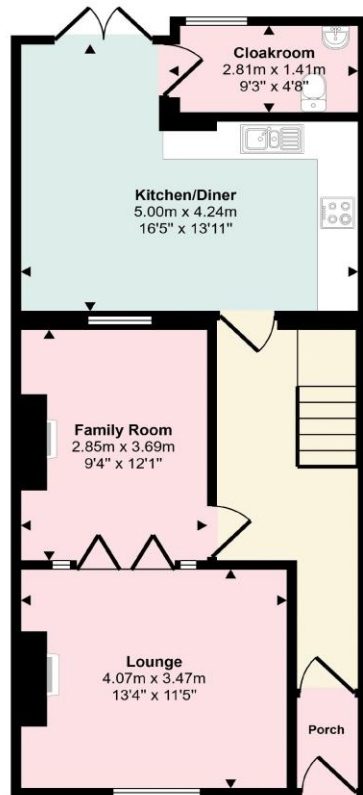


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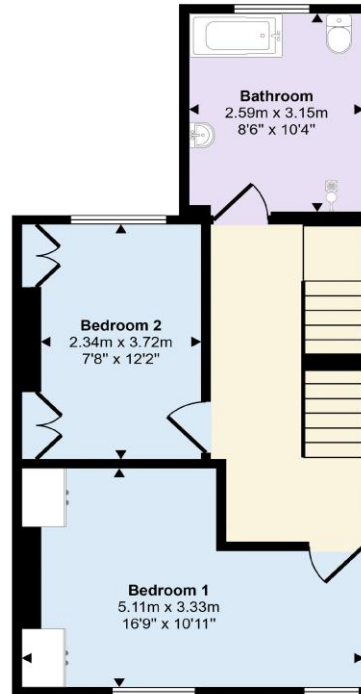
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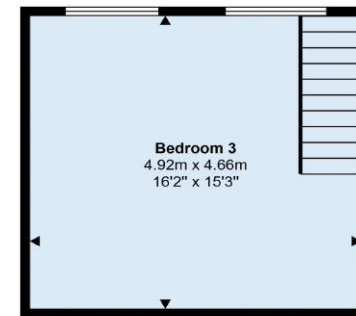
Approx Gross Internal Area
130 sq m / 1394 sq ft



Ground Floor
Approx 61 sq m / 655 sq ft

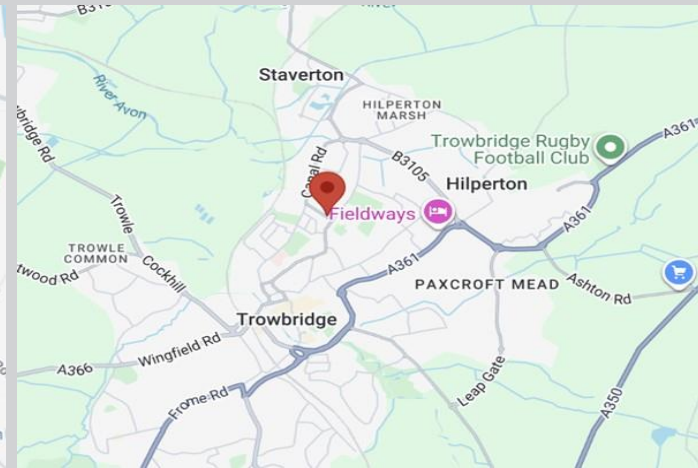
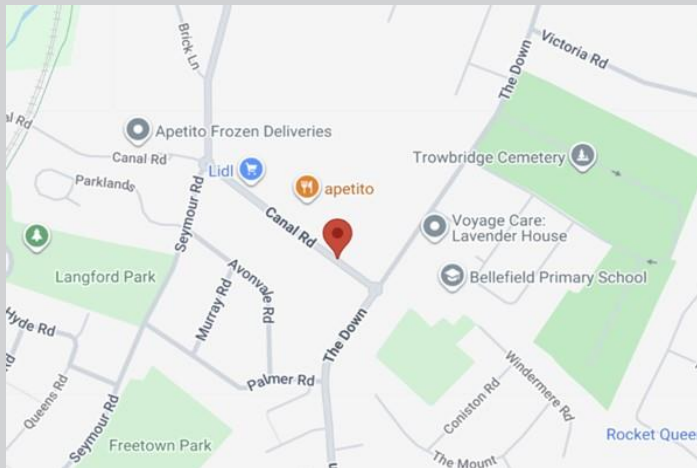


First Floor
Approx 46 sq m / 492 sq ft



Second Floor
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.





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Disclaimer

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