



Wrights
01225 755553

Harford Street, Trowbridge, Wiltshire, BA14 7HL

£170,000

This charming two bedroom, mid terrace property is ideally situated within walking distance of Trowbridge town centre. Offering plenty of potential, the property features an enclosed courtyard garden, entrance hall, two reception rooms and PVCu double glazing throughout.

While some modernising may be required, the home presents an ideal opportunity for personalisation.

Sold with the benefit of no onward chain!

Situation

The property is situated close to many local amenities including a choice of Primary and Secondary schools.

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.



Two bedroom terraced property

Situated within walking distance to Trowbridge town centre

Woodburning stove

Two reception rooms

Gated front courtyard

On road parking
Enclosed rear courtyard
PVCu double glazed windows
Requires modernising
Sold with the benefit of no onward chain



The Property comprises

Ground Floor

Entrance Hall *4' 5" x 6' 2" (1.35m x 1.87m)*

With a PVCu double glazed window to the side.

Lounge *10' 8" x 10' 8" (3.26m x 3.24m)*

With laminate flooring, wood burning stove, PVCu double glazed window to the front, and archway leading to the Dining Room.

Dining Room *10' 9" x 10' 11" (3.27m x 3.32m)*

With laminate flooring, electric heater and stairs leading to the first floor.

Bathroom *5' 6" x 5' 1" (1.67m x 1.55m)*

With tiled flooring, three piece white suite comprising bath with electric shower unit over, close-coupled W.C and pedestal hand basin, heated towel rail, extractor fan, inset ceiling spotlights and tiled walls.

Kitchen *10' 4" x 7' 9" (3.16m x 2.37m)*

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, sink/drain, integrated electric oven and hob, space for fridge/freezer, PVCu double glazed window to the rear and PVCu door leading to the rear courtyard.

Landing

With loft hatch.

Bedroom 1 *9' 6" x 10' 7" (2.90m x 3.23m)*

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

Bedroom 2 *8' 2" x 10' 8" (2.49m x 3.24m)*

With a built in wardrobe and cupboard housing the hot water cylinder with shelving, electric heater and PVCu double glazed window to the rear.

Externally

To the front

The property benefits from a small gated front courtyard, mostly laid to gravel with a few shrubs and a slabbed walkway from the pavement to the front door.

To the rear

The fully enclosed rear courtyard is concreted, providing a low maintenance outdoor space and blank canvas for creating a personal area tailored to your needs.

Tenure

The property is sold as freehold.

Council Tax

The property is currently in council tax band B.

EPC rating

The current EPC rating is E (44), with a potential for C (77).



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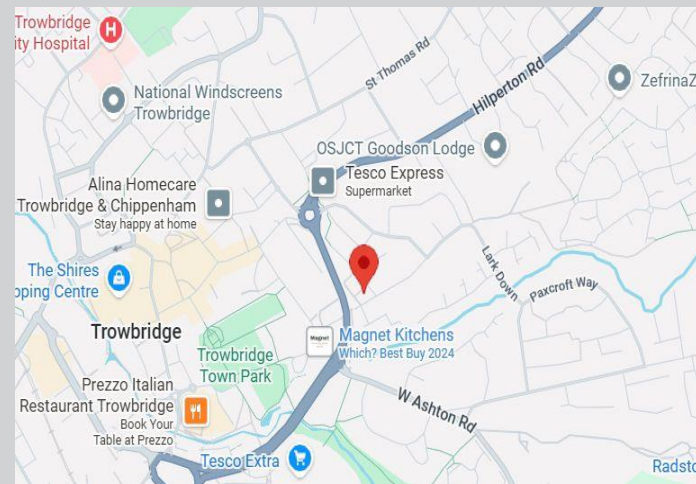
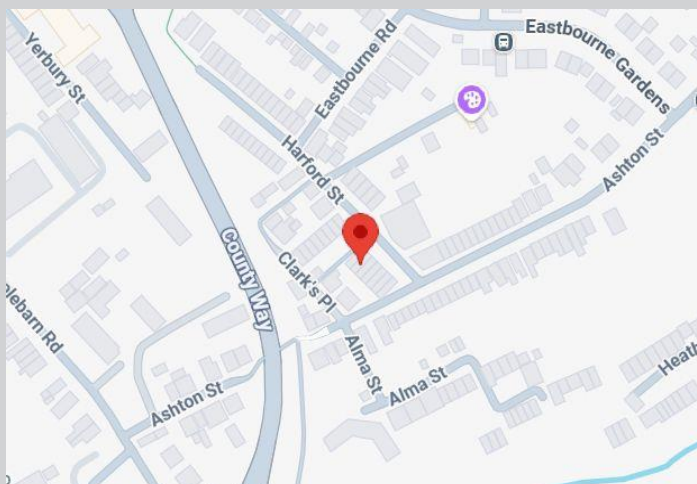
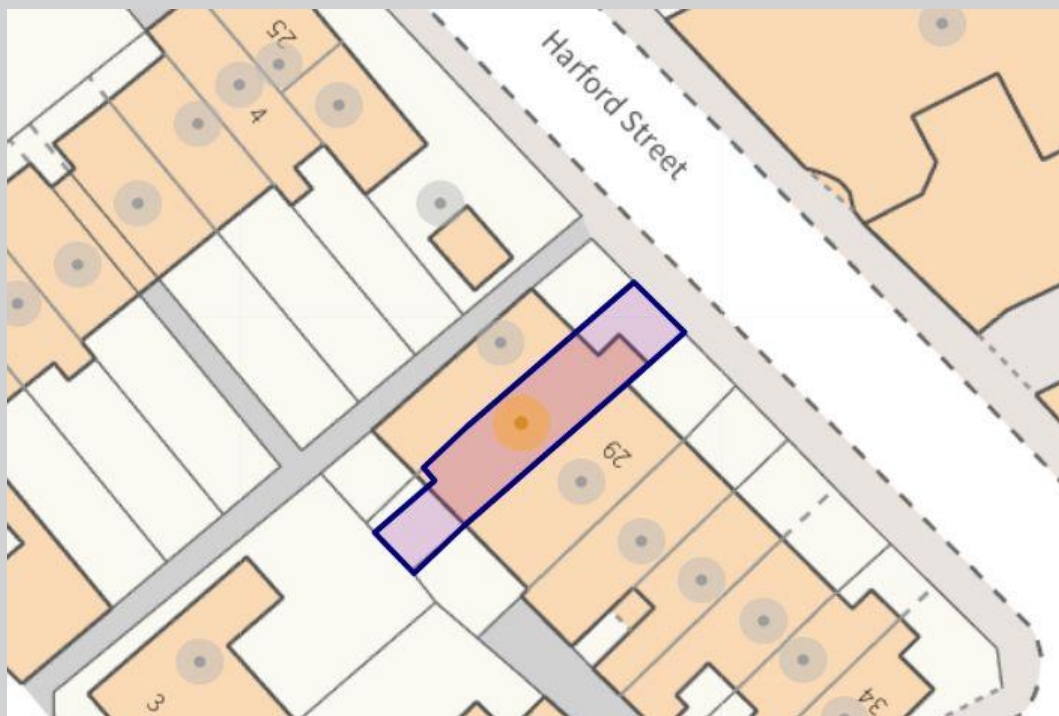
Approx Gross Internal Area
55 sq m / 597 sq ft



Ground Floor
Approx 34 sq m / 371 sq ft

First Floor
Approx 21 sq m / 226 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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