



Wrights
01225 755553

Conigre, Upper Broad Street Court, Trowbridge, Wiltshire, BA14 8LR

£250,000

This deceptively spacious three bedroom home is conveniently situated close to Trowbridge town centre and railway station. The three storey property offers features including a downstairs cloakroom, lounge/diner with french doors to the garden, master bedroom with walk in wardrobe and en-suite shower room, two further double bedrooms, enclosed garden and one allocated parking space.

Offered for sale with the benefit of no onward chain.



Three bedroom home
Situated close to
Trowbridge town centre
and railway station
Three storey property
Lounge'diner
Downstairs cloakroom

Situation

The property is situated close to many local amenities including Trowbridge railway station and the town centre, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (approx 5 miles) and indirect via Trowbridge. The World Heritage City of Bath is just 15 miles away, famed for its shopping, period buildings and many places of cultural interest.

Master bedroom with en-suite shower room and walk in wardrobe

Gas central heating and PVCu double glazing

Enclosed rear garden

Allocated parking for one vehicle

No onward chain



The property comprises

Ground Floor

Entrance Hall

With radiator and stairs to the first floor.

Cloakroom

With low level W.C, corner hand basin, radiator and extractor fan.

Kitchen

11' 5" x 8' 6" (3.47m x 2.59m) max

With a range of eye level and base units, worktops with tiled splash backs, inset sink/drain unit, space for cooker, fridge/freezer, dishwasher and washing machine, radiator and double glazed window to the front.

Lounge/Diner

16' 10" x 15' 1" (5.12m x 4.59m) max

With two radiators, storage cupboard under the stairs, double glazed window to the rear and french doors to the rear garden.

First Floor

Landing

With linen cupboard, radiator and double glazed window to the front. Stairs to the second floor.

Bedroom 3

10' 11" x 8' 7" (3.33m x 2.61m) plus wardrobe

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

Bedroom 2

12' 8" x 8' 6" (3.87m x 2.60m) plus wardrobe

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

Bathroom

With white suite comprising bath with shower attachment, low level W.C and pedestal hand basin, radiator, extractor fan and obscured double glazed window to the rear.

Second floor

Landing

With airing cupboard housing Vaillant gas boiler.

Bedroom 1

11' 10" x 11' 5" (3.60m x 3.49m)

With radiator and double glazed dormer window to the rear.

Dressing room

6' 11" x 5' 6" (2.10m x 1.67m)

With radiator and large built in wardrobe.

En-suite

With white suite comprising shower enclosure with mains shower, hand basin with vanity unit and low level W.C, radiator and extractor fan.

Externally

Enclosed rear garden

The enclosed rear garden is laid to patio with a garden shed and a gate providing access to the rear.

Parking

One allocated parking space to the rear of the property.

Service charge

There is an annual charge of £203 for access to the parking area, including key fob, electric gates, maintenance and exterior lighting.

Council tax

The property is currently in council tax band C with the rate payable for 2023/2024 being £2027.48.

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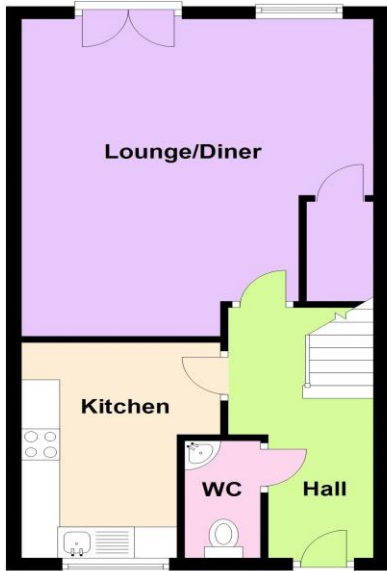
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Ground Floor

Approx. 39.9 sq. metres (429.3 sq. feet)



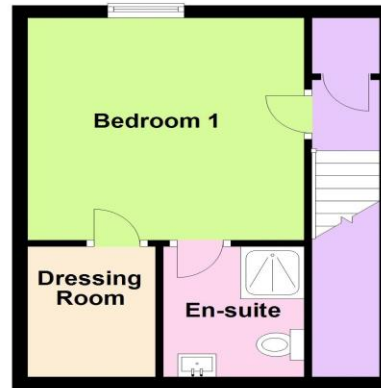
First Floor

Approx. 40.1 sq. metres (431.1 sq. feet)

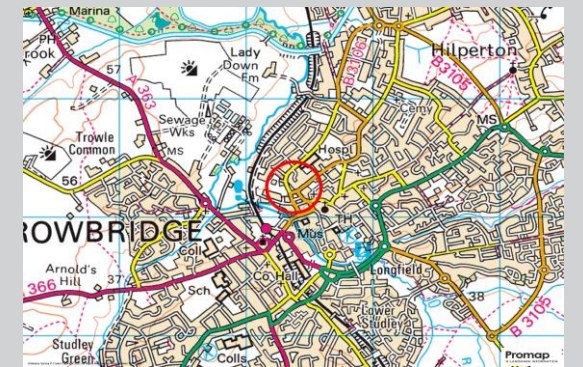
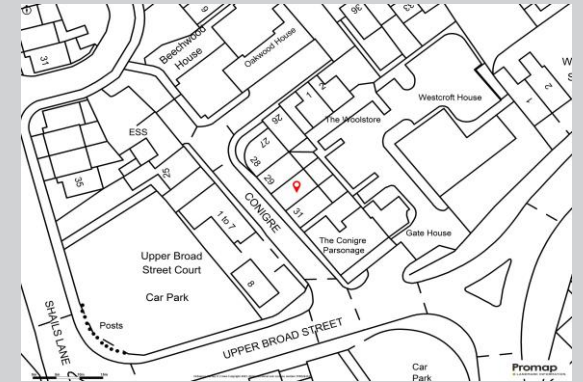


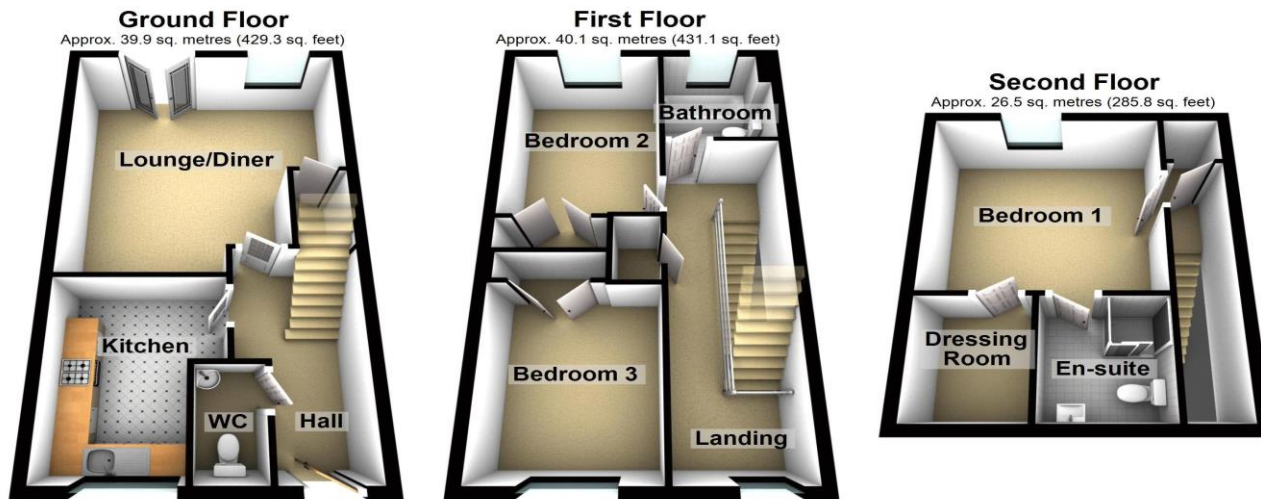
Second Floor

Approx. 26.5 sq. metres (285.8 sq. feet)



Total area: approx. 106.5 sq. metres (1146.1 sq. feet)





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T 01225 755553

E info@wrightsresidential.co.uk

W www.wrightsresidential.co.uk

A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

Disclaimer

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