



Wrights
01225 755553

Rutland Crescent, Trowbridge, Wiltshire, BA14 0NX

£290,000

This spacious three/four bedroom semi detached property is situated within easy reach of Trowbridge town centre and railway station.

Features include a spacious lounge/diner, family room/spacious ground floor bedroom, lean-to conservatory, utility, gas central heating, PVCu double glazing, a generous enclosed rear garden and driveway parking for several vehicles.

Situation

The property is situated close to many local amenities including a choice of Primary and Secondary schools, a 7 day convenience store 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.



Three bedroom semi detached property

Within easy reach of Trowbridge town centre and railway station

Close to Primary and Secondary schools

Gas central heating

PVCu double glazing

Spacious lounge/diner

Family room/fourth bedroom

Utility room

Large rear garden

Driveway parking for several vehicles



The property comprises

Ground floor

Entrance Hall

With PVCu front door, wood laminate flooring and stairs to the first floor with storage space under.

Lounge

11' 5" x 13' 0" (3.47m x 3.97m)

With wood flooring, radiator and PVCu double glazed bay window to the front. Open plan into...

Dining Room

10' 8" x 13' 0" (3.25m x 3.97m)

With wood flooring, radiator, PVCu double glazed windows and door into the conservatory.

Lean-to Conservatory

10' 4" x 9' 2" (3.16m x 2.79m)

With window to the side and sliding patio doors to the rear garden.

Kitchen

14' 11" x 7' 10" (4.54m x 2.39m)

With a range of eye level and base units, wood laminate work tops with tiled splash backs, integrated eye level double oven, gas hob with extractor hood over, one and a half bowl sink/drain unit, space for fridge/freezer, wall mounted gas boiler, PVCu double glazed window to the rear and stable style wooden door to the Utility room.

Utility room

With space for washing machine and tumble dryer, window to the front and back door to the rear garden.

Family room/Bedroom 4

10' 0" x 14' 10" (3.05m x 4.53m)

With radiator and PVCu double glazed window to the front.

First floor

Landing

With storage cupboard over the stairs and PVCu double glazed window to the side.

Bedroom 1

10' 11" x 13' 9" (3.32m x 4.18m)

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

Bedroom 2

10' 11" x 12' 10" (3.32m x 3.92m)

With radiator and PVCu double glazed window to the rear.

Bedroom 3

5' 9" x 8' 0" (1.74m x 2.44m)

With radiator and PVCu double glazed window to the front.

Bathroom

With tiled flooring and walls, white suite comprising bath with rainfall shower over, W.C and hand basin with vanity unit and obscured PVCu double glazed window to the rear.

Externally

To the front

The spacious driveway provides off road parking for several vehicles next to an area laid to lawn. Steps to the front door.

To the rear

The generous enclosed rear garden offers a spacious area laid to lawn, two storage sheds and a range of shrubs and trees.

Council tax

The property is currently in council tax band C.

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 available (source - Ofcom) Predicted maximum download speed - 1000Mbps

Mobile phone coverage

Both indoor and outdoor coverage are likely - source Ofcom.

EXCLUSIVE MORTGAGE ADVICE
FOR WRIGHTS RESIDENTIAL WITH

GEM MORTGAGES

Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk

CALL NOW FOR FREE
MORTGAGE ADVICE
THAT YOU CAN TRUST



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



Wrights
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

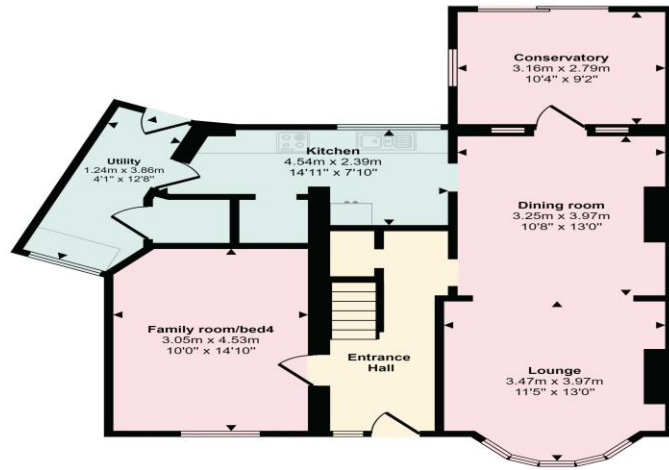
01225 755553



Wrights
01225 755553

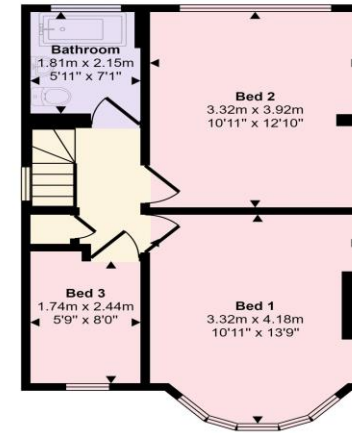
info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



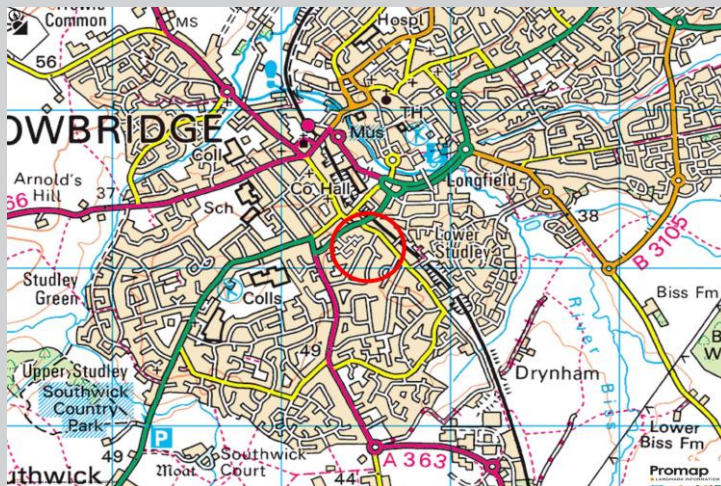
Ground Floor
Approx 78 sq m / 842 sq ft

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.



First Floor
Approx 41 sq m / 438 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

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.