



Wrights
01225 755553

Harford Street, Trowbridge, Wiltshire, BA14 7HL

£225,000

This spacious two bedroom property is situated within easy walking distance of Trowbridge town centre. Features include a kitchen/diner, spacious lounge, two double bedrooms and first floor bathroom, as well as a pretty rear garden and off road parking for two vehicles.

Sold with the benefit of no onward chain. This property is currently tenanted so is available for sale with a tenant in place, or alternatively can be sold with vacant possession.

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 end of terrace house
Walking distance to town centre
Kitchen/diner
Spacious lounge

First floor bathroom
Pretty rear garden
Off road parking for two vehicles
No onward chain



The property comprises

Ground floor

Entrance Hall

With electric night storage heater and stairs to first floor.

Lounge 22' 1" x 14' 2" (6.74m x 4.31m) max

This extremely spacious Living room offers two attractive open fireplaces, two electric night storage heaters, a storage cupboard under the stairs and double glazed window to the front.

Kitchen/Diner 13' 8" x 12' 0" (4.16m x 3.65m)

With ceramic tiled floor, a range of eye level and base units, wood laminate work tops with tiled splash backs, breakfast bar, integrated electric oven with ceramic hob and extractor hood over, integrated fridge/freezer, space for washing machine, sink/drainage unit, electric night storage heater, inset ceiling spot lights, double glazed windows to the rear and PVCu back door.

First Floor

Landing

Bedroom 1 13' 10" x 10' 2" (4.22m x 3.09m)

Generous double bedroom with an attractive feature fireplace, wall mounted electric heater and double glazed window to the front.

Bedroom 2 11' 4" x 9' 3" (3.46m x 2.83m)

Second double bedroom with an attractive feature fireplace, wall mounted electric heater and double glazed window to the rear.

Bathroom 7' 10" x 6' 3" (2.40m x 1.91m)

With stripped wooden floor, bath with electric shower over, hand basin with vanity unit and W.C, wall mounted electric heater, airing cupboard and obscured double glazed window to the rear.

Externally

To the rear

The pretty landscaped rear garden is fully enclosed and offers a high degree of privacy. A gate to the rear provides access to the parking area.

Parking

To the rear of the garden is an area laid to gravel, providing off road parking for two vehicles.

Council tax

The property is currently in council tax band B with the rate payable for 2023/2024 being £1774.04.

Tenure

The property is sold as freehold.

Please note

The property is currently tenanted and the marketing photos were taken prior to the start of the tenancy.



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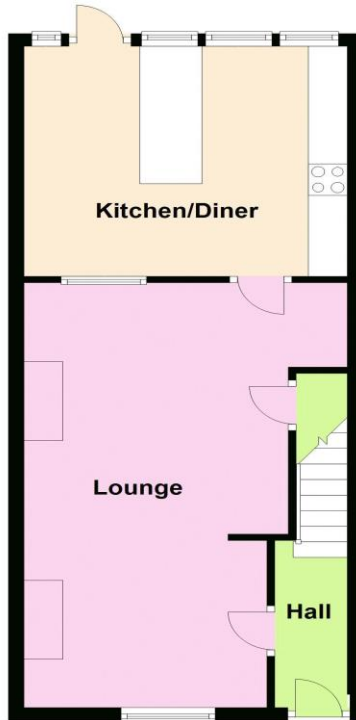


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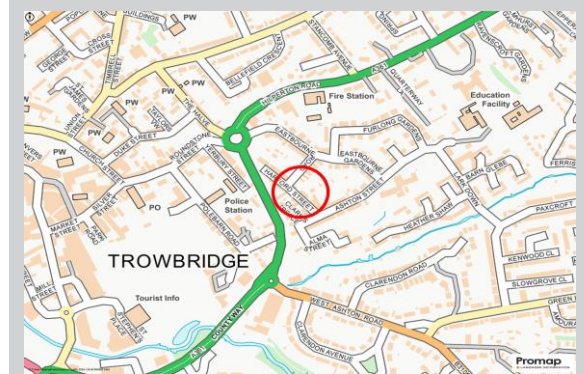
Ground Floor
Approx. 43.9 sq. metres (472.2 sq. feet)



First Floor
Approx. 32.6 sq. metres (350.5 sq. feet)



Total area: approx. 76.4 sq. metres (822.7 sq. feet)

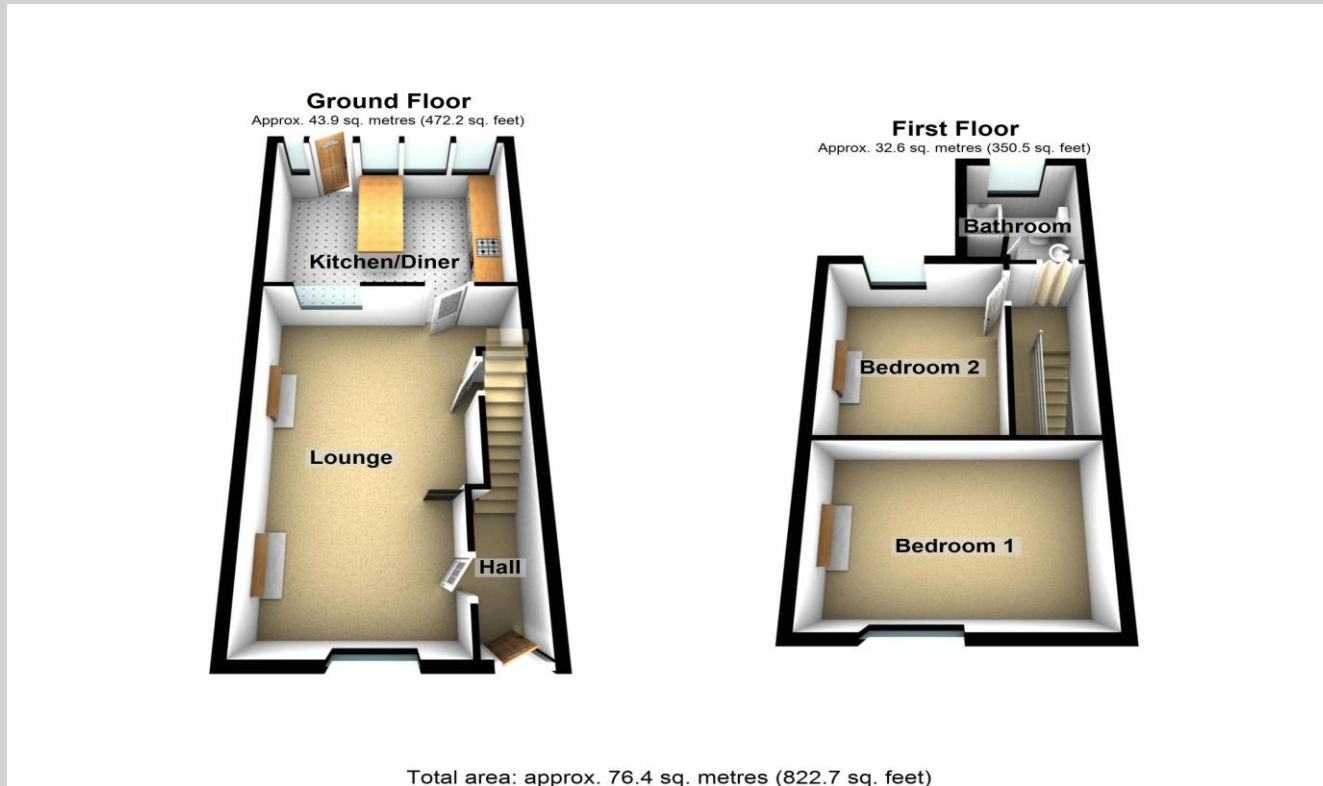


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While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so 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.