



**Wrights**  
01225 755553

Fulford Road, Trowbridge, Wiltshire, BA14 8TA

£340,000

This recently refurbished three bedroom semi detached bungalow is situated in a desirable location within easy reach of Trowbridge town centre. Features include an updated gas central heating system with combi boiler, new PVCu double glazing fitted in 2021, a generous and well maintained rear garden, garage and driveway parking for several vehicles.

Sold with benefit of no onward chain, subject to probate.

### Situation

The property is situated in a desirable location within easy reach of Trowbridge town centre and railway station. The town centre of Trowbridge provides 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 12 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Spacious and well presented three bedroom bungalow**

**Recently refurbished**

**New gas central heating system in 2020**

**New PVCu double glazing in 2020/2021**

**Stunning spacious shower room**

**Large well maintained rear garden**

**Garage and car port**

**Driveway parking for several vehicles**

**Sold with no onward chain**



## The property comprises

### Front porch

*7' 4" x 7' 1" (2.24m x 2.16m)*

With wooden front door and obscured PVCu double glazed window to the front, lighting and power. Internal door into hallway.

### Hallway

With radiator, loft hatch (the loft is boarded with a pull down ladder and light) and cupboard housing gas combi boiler.

### Lounge

*14' 6" x 12' 0" (4.41m x 3.67m)*

With radiator freestanding electric fire with surround and PVCu double glazed window to the front.

### Kitchen

*10' 4" x 9' 9" (3.16m x 2.97m)*

With a range of eye level and base units, space for freestanding cooker, space for fridge and washing machine, one and a half bowl sink/drain, two built in storage cupboards, radiator, PVCu double glazed window to the side and PVCu door to the side.

### Bedroom 1

*11' 11" x 10' 0" (3.63m x 3.05m)*

With radiator and PVCu double glazed window to the rear.

### Bedroom 2 *9' 10" x 8' 10" (3.00m x 2.69m)*

With radiator and window to the front.

### Bedroom 3

*7' 9" x 4' 9" (2.37m x 1.44m)*

With radiator and PVCu double glazed window to the side.

### Shower room

*10' 10" x 6' 5" (3.29m x 1.95m)*

With fully tiled flooring and walls, large walk in shower enclosure with mains shower, close coupled high level W.C, hand basin with vanity unit under, two heated towel rails, bathroom cabinet, large LED Touch mirror with clock, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the rear.

### Externally

#### To the front and side

The front garden is laid to lawn with a path to the front porch. A gated driveway to the side provides off road parking in front of the car port and garage, and a PVCu door provides side access to the rear garden.

#### Garage

With power, light, heating, wooden double doors to the front and PVCu side to door to garden.

#### To the rear

The generous and private, south-facing rear garden offers a patio seating area, an area laid to lawn and a range of raised beds. There is also a wooden arbour, a greenhouse, an outside socket and a door providing access to the front of the property.

#### Council tax

The property is currently in council tax band B.

#### Tenure

The property is sold as freehold





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**Ground Floor**

Approx. 71.6 sq. metres (770.6 sq. feet)



Total area: approx. 71.6 sq. metres (770.6 sq. feet)

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### Disclaimer

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