



Wrights
01225 755553

Bradley Road, Trowbridge, Wiltshire, BA14 0QZ

Offers in excess of

£250,000

This spacious three bedroom semi detached property offers fantastic potential to create a wonderful family home. The property is conveniently situated for access to primary and secondary schools and offers many features including two spacious reception rooms, an open fireplace, gas central heating, PVCu double glazing, a large private rear garden, detached garage and driveway parking for several vehicles. Offered for sale with the benefit of no onward chain.

Situation

The property is situated within walking distance of Trowbridge town centre and railway station, with many local amenities nearby including a popular primary school, secondary schools and a further education college. Trowbridge town centre provides 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 15 miles away, famed for its shopping, period buildings and many places of cultural interest.



Three bedroom semi detached property
Two spacious reception rooms
Open fireplace
Gas central heating
PVCu double glazing

Large private rear garden
Detached garage
Driveway parking for several vehicles
No onward chain



The property comprises

Ground Floor

Entrance Hall

With mosaic tiled flooring, radiator, stairs to the first floor and door to the side.

Lounge 12' 2" x 10' 11" (3.72m x 3.34m)

With open fireplace, radiator and PVCu double glazed bay window to the front. Opens into...

Dining Room 12' 9" x 10' 5" (3.88m x 3.17m)

With wall mounted electric fire and PVCu french doors opening onto the rear garden.

Kitchen 15' 7" x 8' 1" (4.76m x 2.46m) max

With a range of eye level and base units, wood laminate worktops, inset double sink and drainer unit, space for cooker, fridge/freezer and washing machine, radiator, PVCu double glazed windows to the side and rear and PVCu back door.

First Floor

Landing

With PVCu double glazed window to the side.

Bedroom 1 12' 2" x 11' 0" (3.72m x 3.35m)

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

Bedroom 2 12' 9" x 10' 6" (3.88m x 3.19m)

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

Bedroom 3 9' 4" x 6' 7" (2.84m x 2.01m)

With radiator and PVCu double glazed window to the rear.

Bathroom

With suite comprising bath with mains shower over, low level W.C and pedestal hand basin, heated towel rail, fully tiled walls, inset ceiling spotlights and obscured PVCu double glazed window to the front.

Externally

To the front

Driveway parking for several vehicles and double gates opening to further off road parking, garage and rear garden.

To the rear

Further driveway parking for one vehicle in front of the garage and a generous and private enclosed rear garden, offering a patio seating area and a spacious area laid to lawn with a range of shrubs and trees.

Detached garage 19' 8" x 8' 6" (6.00m x 2.60m)

With power, light, eaves storage, up and over door to the front, windows to the side and rear and door to the side.

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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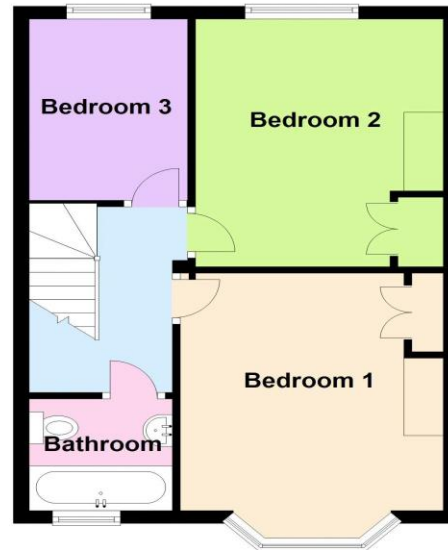
Ground Floor

Approx. 45.7 sq. metres (491.9 sq. feet)

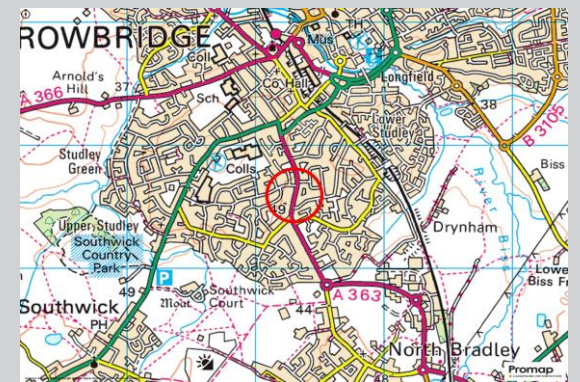


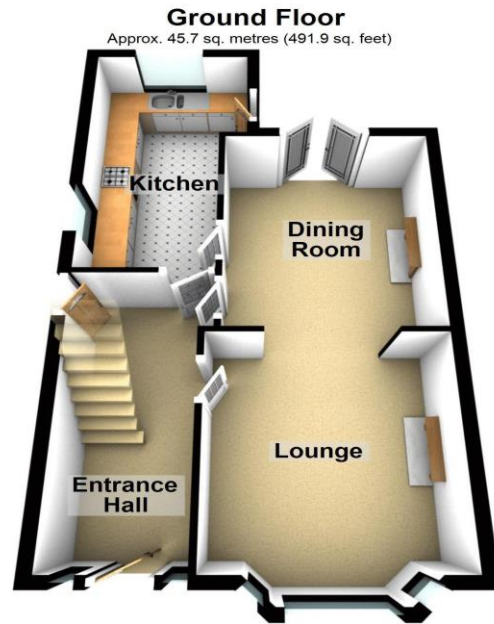
First Floor

Approx. 40.9 sq. metres (440.4 sq. feet)



Total area: approx. 86.6 sq. metres (932.4 sq. feet)





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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.