



Wrights
01225 755553

Longfield Road, Trowbridge, Wiltshire, BA14 7AB

£210,000

This three bedroom end of terrace property is conveniently situated within easy reach of Trowbridge town centre and railway station and offers fantastic potential to create a wonderful family home.

Features include gas central heating, PVCu double glazing, a generous rear garden and potential to create driveway parking to the front (subject to the relevant consent). Sold with the benefit of no onward chain, subject to probate.

Situation

The property is situated within walking distance of the town centre of Trowbridge, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants. The property is also conveniently located for access to a range of primary and secondary schools, as well as Trowbridge railway station. A Tesco supermarket is also only a very short walk from the property.

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 end of terrace property

Close to town centre and railway station

Within easy reach of primary and secondary schools

Gas central heating

PVCu double glazing

Generous rear garden

Potential to create driveway parking (subject to the relevant consent)

No onward chain

Subject to probate



The property comprises

Ground Floor

Entrance Hall

With PVCu front door, wood laminate flooring, radiator, stairs to the first floor and PVCu double glazed window to the side.

Lounge 14' 0" x 13' 3" (4.26m x 4.03m) max

With wood laminate flooring, radiator, electric fire with stone surround and PVCu double glazed window to the front.

Kitchen/Diner 16' 4" x 8' 8" (4.97m x 2.64m) max

With tiled flooring, a range of base units, worktops with tiled splash backs, sink/drainage unit, space for cooker, fridge/freezer and washing machine, radiator, wall mounted gas boiler, PVCu double glazed window to the rear and PVCu back door.

Side lobby

With tiled flooring, storage cupboard under the stairs and PVCu door to the side.

First Floor

Landing

With loft hatch and PVCu double glazed window to the side.

Bedroom 1 13' 3" x 9' 5" (4.05m x 2.87m) max

With radiator, linen cupboard and PVCu double glazed window to the front.

Bedroom 2 10' 6" x 9' 8" (3.19m x 2.95m) max

With radiator and PVCu double glazed window to the rear.

Bedroom 3 9' 11" x 6' 8" (3.01m x 2.03m)

With radiator and PVCu double glazed window to the front.

Bathroom

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

Externally

To the front

The front garden is enclosed by a low level brick wall and laid to patio and gravel, with a path leading to the front door and side access to the rear garden. There are also two brick built storage sheds. Potential to create driveway parking (subject to the relevant consent).

To the rear

The generous enclosed rear garden offer a spacious seating area and an area laid to lawn, as well as planted borders and a wooden shed to the rear. A gate provides side access to the side of the property.

Council tax

The property is currently in council tax band A.

Tenure

The property is sold as freehold.



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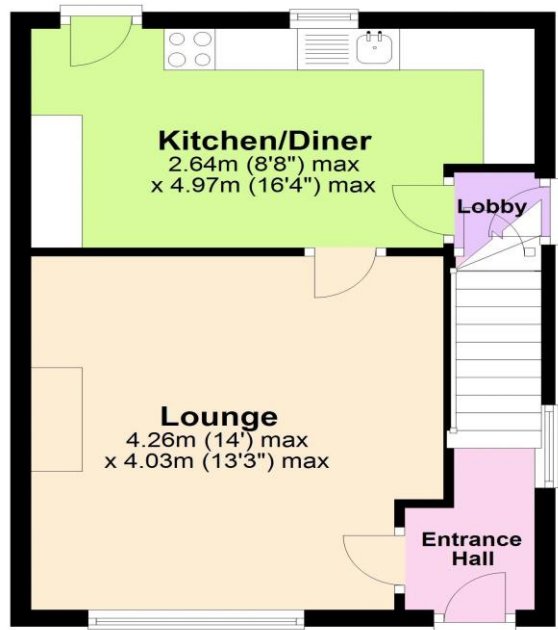
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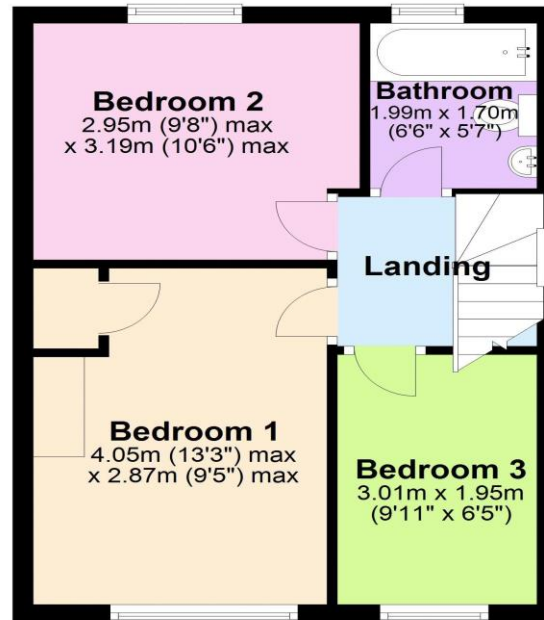
Ground Floor

Approx. 34.6 sq. metres (372.7 sq. feet)

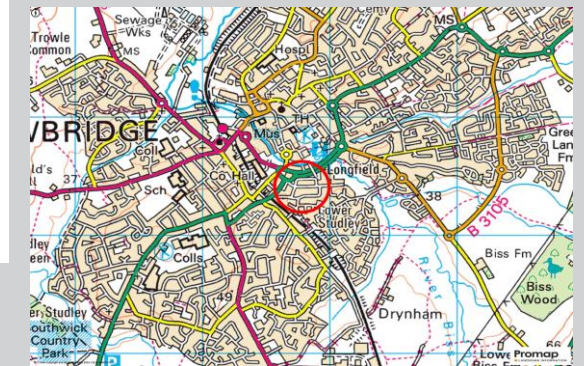
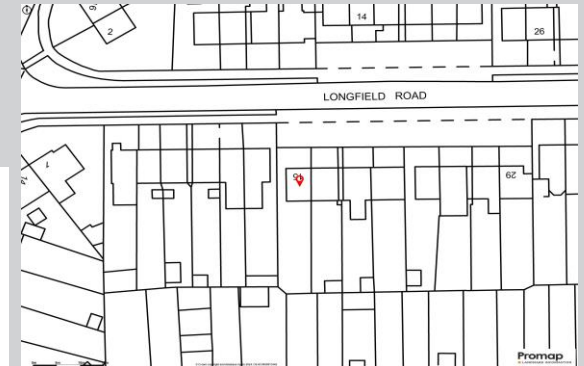


First Floor

Approx. 34.9 sq. metres (375.3 sq. feet)



Total area: approx. 69.5 sq. metres (748.0 sq. feet)

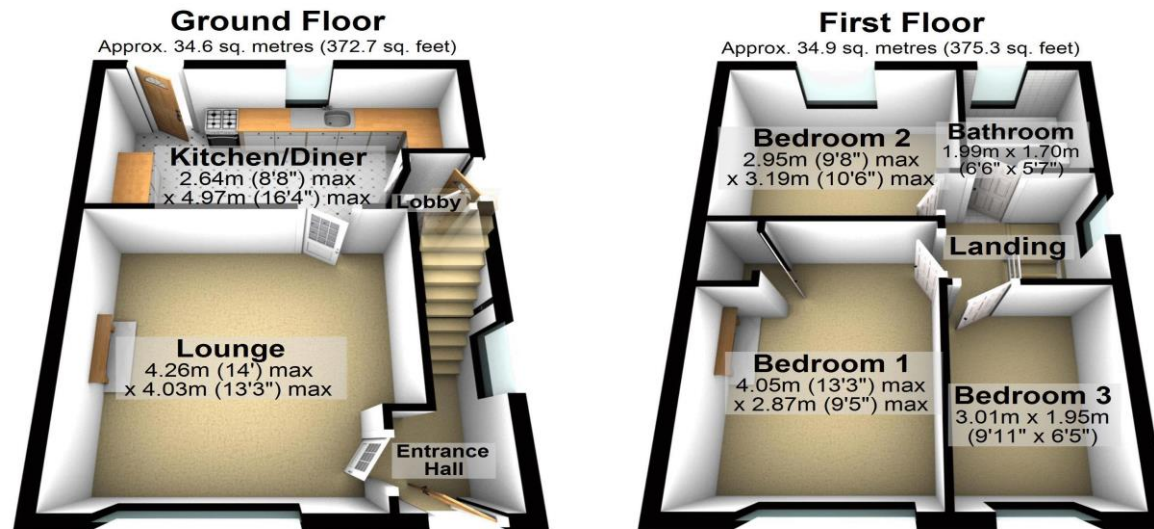


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Total area: approx. 69.5 sq. metres (748.0 sq. feet)

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