



Wrights
01225 755553

Elmdale Court, Trowbridge, Wiltshire, BA14 9JT

£220,000

This three bedroom terraced property is situated in a cul-de-sac location within an established residential area, providing easy access to primary and secondary schools, Trowbridge town centre and railway station.

Features include a spacious open plan Kitchen/Dining living room, enclosed rear garden, PVCu double glazing and two allocated parking spaces.

Vendor suited.

Situation

The property is situated close to many local amenities including a choice of Primary and Secondary schools 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 house
Situated within easy reach
of the town centre and
railway station

PVCu double glazing

Electric heating

Open plan
Kitchen/Dining/living room
room

Offer road parking for two
vehicles

Enclosed rear garden

Vendor suited!



The property comprises

Ground Floor

Entrance Hall

With PVCu double glazed front door, tiled flooring, wall mounted electric storage heater, coved ceiling and stairs to the first floor with storage cupboard under.

Kitchen/Diner *14' 6" x 7' 8" (4.41m x 2.33m) max*

With wood laminate flooring, a range of base units, rolled edge worktops with tiled splashbacks, ceramic sink/drain, integrated double oven and induction hob with extractor hood over, integrated dishwasher, space for fridge freezer and washing machine and PVCu double glazed window to the front. Open plan into Lounge.

Lounge *14' 7" x 12' 1" (4.45m x 3.68m)*

With wood laminate flooring, wall mounted electric storage heater, television point, coved ceiling, PVCu double glazed french doors opening onto rear garden and two PVCu double glazed windows to the rear.

First Floor

Landing

With airing cupboard housing hot water cylinder and loft hatch.

Bedroom 1 *14' 7" x 9' 2" (4.44m x 2.80m)*

With wall mounted electric storage heater, television point and PVCu double glazed window to the rear.

Bedroom 2 *11' 3" x 8' 5" (3.44m x 2.57m) max*

With wall mounted electric heater and PVCu double glazed window to the front.

Bedroom 3 *8' 7" x 6' 10" (2.62m x 2.08m)*

With wall mounted electric heater and PVCu double glazed window to the front.

Bathroom

With tiled walls and flooring, white suite comprising bath with shower attachment, low level w.c, pedestal hand basin and extractor fan.

Externally

To the rear

The enclosed courtyard garden is laid to decking and patio, with a garden shed and a gate providing access to the rear.

Parking

Two allocated parking spaces are located to the rear of the property.

Council tax

The property is currently in council tax band A with the rate payable for 2023/2024 being £1520.61.



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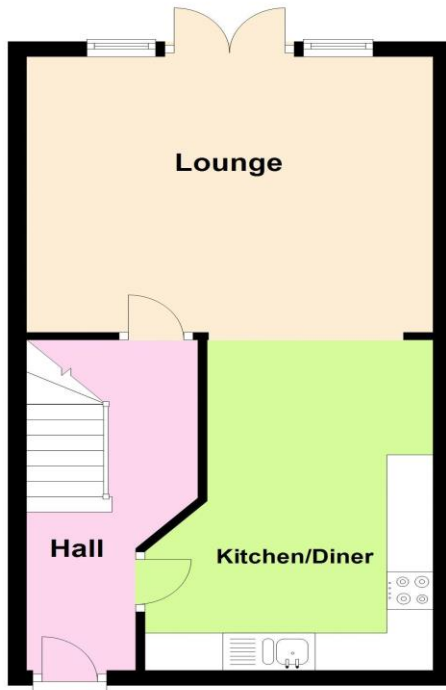


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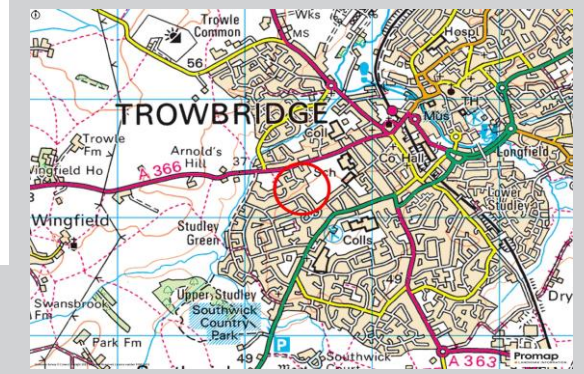
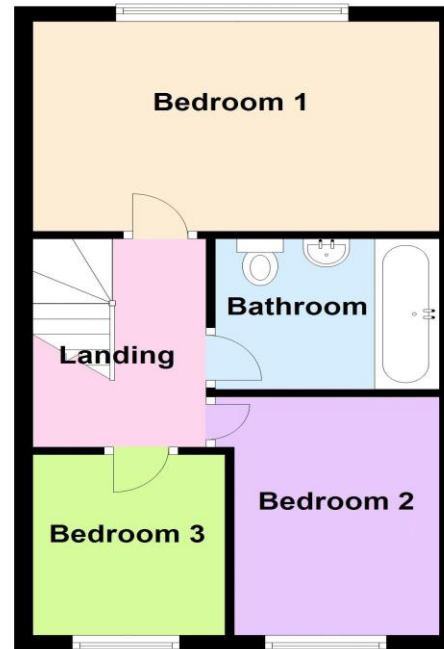
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Ground Floor



First Floor

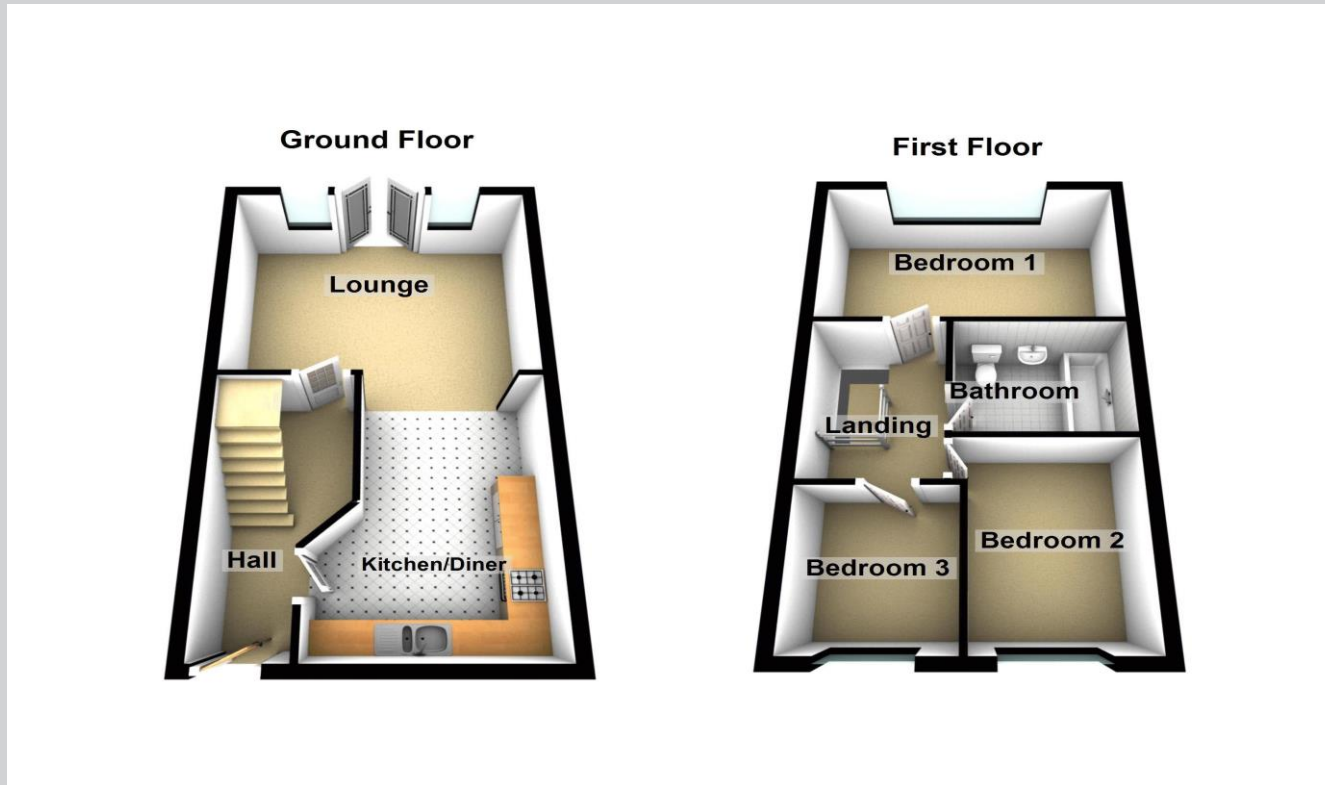


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