



Wrights
01225 755553

Clarendon Road, Trowbridge, Wiltshire, BA14 7BS

£400,000

Situation

The property is situated on the desirable Clarendon Road, within easy reach of many local amenities and schools.

The town centre of Trowbridge is within walking distance, 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.



Spacious four bedroom detached property

Spacious lounge

Garage conversion creating a second reception room

Downstairs W.C

Four generous bedrooms
Study
PVCu double glazing
Gated driveway parking
Generous and private rear garden
No onward chain



This spacious four bedroom detached property is situated on the desirable Clarendon Road, within east reach of Trowbridge town centre.

The property requires some modernisation, offering fantastic potential to create a wonderful family home.

Features include a spacious lounge, garage conversion creating a second reception room, downstairs cloakroom, four generous bedrooms and an additional study, gated driveway parking and a deceptively spacious and private rear garden.

Sold with the benefit of no onward chain.

The property comprises

Ground floor

Entrance Hall

With obscured PVCu front door, wood laminate flooring, wall mounted electric storage heater and stair to the first floor.

Family room *8' 6" x 16' 1" (2.58m x 4.90m)*

With wall mounted electric heater, PVCu double glazed window to the side and PVCu door to the side.

Cloakroom

With low level W.C, hand basin and obscured PVCu double glazed window to the side.

Kitchen *8' 9" x 16' 9" (2.67m x 5.11m)*

With a range of tall and base units, worktops with tiled splash backs, one and a half bowl sink/drainers, eye level double oven, four ring gas hob with extractor hood over, space for washing machine, PVCu double glazed window to the front and PVCu door to the side.

Lounge *23' 10" x 11' 10" (7.27m x 3.61m)*

With wood laminate flooring, two wall mounted electric storage heaters, wall mounted gas fire, PVCu double glazed windows to the side and rear and PVCu door opening onto the rear garden.

First floor

Landing

With wall mounted electric storage heater.

Bedroom 1 *8' 5" x 14' 2" (2.56m x 4.32m)*

With wall mounted electric storage heater, built in shelving unit, built in wardrobe, cupboard housing hot water cylinder and PVCu double glazed window to the front.

Bedroom 2 *11' 5" x 12' 1" (3.49m x 3.68m)*

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

Bedroom 3 *11' 9" x 12' 0" (3.58m x 3.67m)*

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

Bedroom 4 *8' 8" x 9' 8" (2.64m x 2.94m)*

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

Study *5' 10" x 4' 10" (1.79m x 1.48m)*

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

Bathroom

With four piece white suite comprising bath, shower enclosure with mains shower, hand basin and W.C, wall mounted electric storage heater and PVCu double glazed window to the side.

Externally**To the front**

The property offers a gated driveway, next to a range of mature shrubs and trees. Gates to both side of the property provide access to the rear garden.

To the rear

The property offers a tranquil and private rear garden to be enjoyed by the new owner. Directly to the rear of the property is a raised patio seating area with a storage shed. Steps lead down to the spacious enclosed garden, with areas laid to lawn, a range of mature shrubs and trees and a second storage shed.

Council tax

The property is currently in council tax band D.

Tenure

The property is sold as freehold.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by electric storage heaters. Please note that the Agent have not tested any appliances within this property.

Broadband

Ultrafast available (source - Ofcom)
Predicted maximum download speed - 9000Mbps

Mobile phone coverage

Both indoor and outdoor coverage are likely - source Ofcom.

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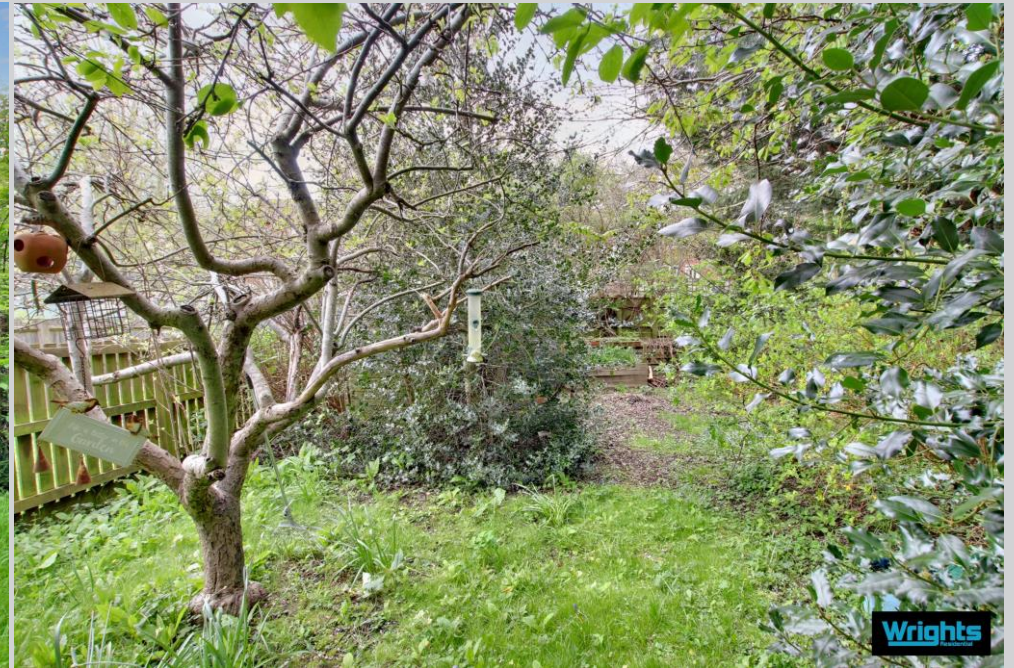




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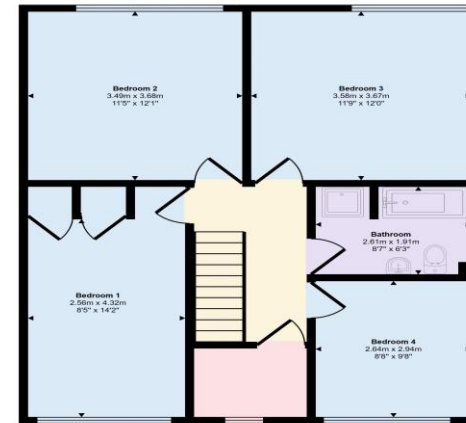
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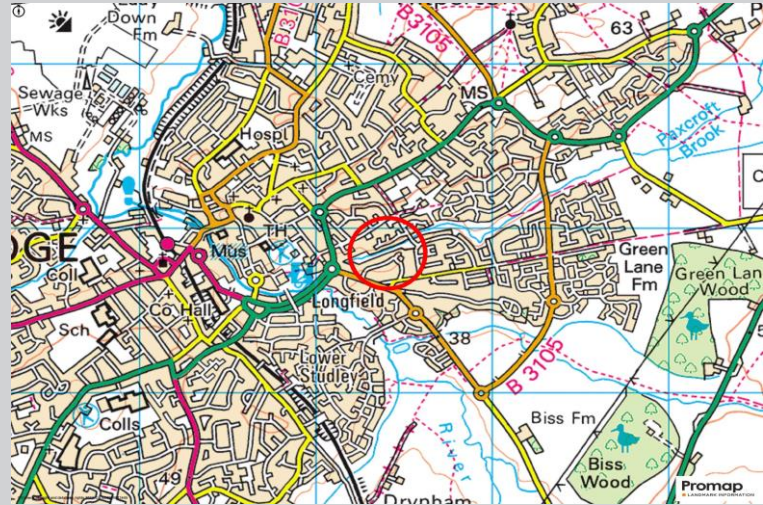
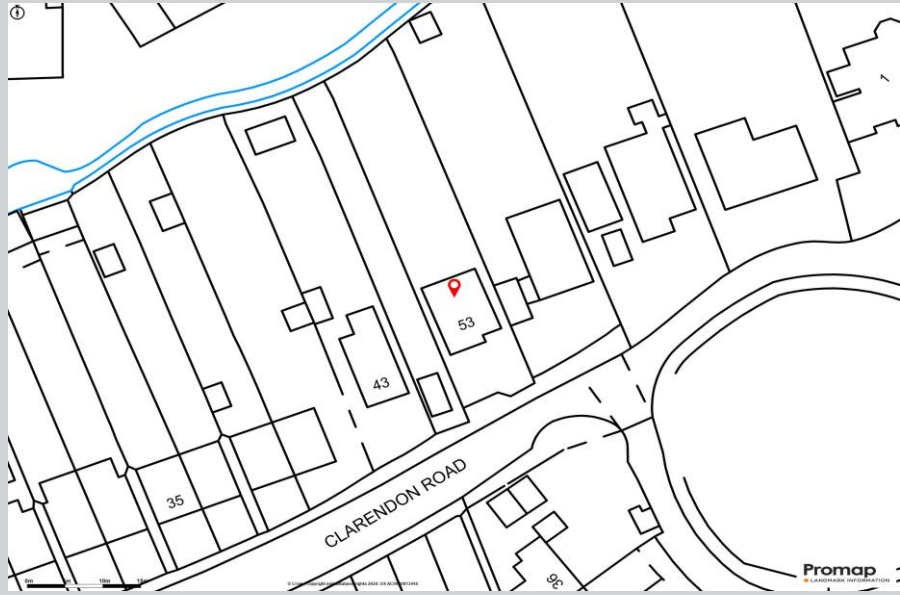
Ground Floor
Approx 67 sq m / 718 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 64 sq m / 691 sq ft

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