



**Wrights**  
01225 755553

Azalea Drive, Trowbridge, Wiltshire, BA14 9GG

£275,000

## Situation

The property is situated within a popular cul-de-sac on the Wingfield side of town. A choice of primary and secondary schools are within walking distance of the property, and 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 detached property**

**Situated within easy reach of primary and secondary schools**

**Spacious lounge/diner**

**Downstairs cloakroom**

**En-suite to master bedroom**

**Gas central heating and PVCu double glazing**

**Enclosed rear garden**

**Garage**

**Driveway parking for several vehicles**

**No onward chain**



This spacious three bedroom detached property is situated on the desirable Azalea Drive, on the Wingfield Road side of Trowbridge.

Features include a spacious lounge/diner, downstairs cloakroom, en-suite to the master bedroom, gas central heating, PVCu double glazing, an enclosed rear garden, garage and driveway parking for several vehicles.

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

### The property comprises

#### Ground Floor

##### Entrance Hall

With radiator and stairs to the first floor with storage cupboard under.

##### Cloakroom

With low level W.C, pedestal hand basin, radiator and circular obscured window to the front.

##### Lounge

*15' 11" x 10' 10" (4.86m x 3.31m)*

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

##### Dining Room

*10' 5" x 8' 11" (3.18m x 2.71m)*

With radiator and PVCu sliding french doors to the rear garden.

##### Kitchen

*10' 4" x 9' 2" (3.14m x 2.80m)*

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, one and a half bowl sink/drain, space for cooker, fridge/freezer, washing machine and dishwasher, PVCu double glazed window to the rear and door to the side.

#### First Floor

##### Landing

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

##### Bedroom 1

*13' 0" x 11' 6" (3.96m x 3.50m)*

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

##### En-suite

With suite comprising shower enclosure with mains shower, low level W.C and pedestal hand basin, radiator and obscured PVCu double glazed window to the side.

### Bedroom 2

10' 2" x 11' 3" (3.10m x 3.44m) max

With radiator and PVCu double glazed window to the rear.

### Bedroom 3

10' 8" x 6' 9" (3.24m x 2.07m)

With radiator and PVCu double glazed window to the rear.

### Bathroom

With suite comprising bath with shower attachment, low level W.C and pedestal hand basin, radiator, airing cupboard housing hot water cylinder and obscured PVCu double glazed window to the front.

### Externally

#### To the front

Driveway parking for several vehicles in front of the garage, next to an area laid to lawn with hedging.

#### To the rear

The enclosed rear garden is mainly laid to lawn with a spacious decked seating area. A gate provides access to the front of the property and there is also a side door into the garage.

#### Garage

The detached single garage offers power, light, a PVCu double glazed window to the side and door to the side.

#### Council tax

The property is currently in council tax band D.

#### Tenure

The property is sold as freehold.



EXCLUSIVE MORTGAGE ADVICE  
FOR WRIGHTS RESIDENTIAL WITH

**GEM MORTGAGES**

Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk

CALL NOW FOR FREE  
MORTGAGE ADVICE  
THAT YOU CAN TRUST



**Wrights**  
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553







**Wrights**  
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553



**Wrights**  
01225 755553

[info@wrightsresidential.co.uk](mailto:info@wrightsresidential.co.uk) | [www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

01225 755553





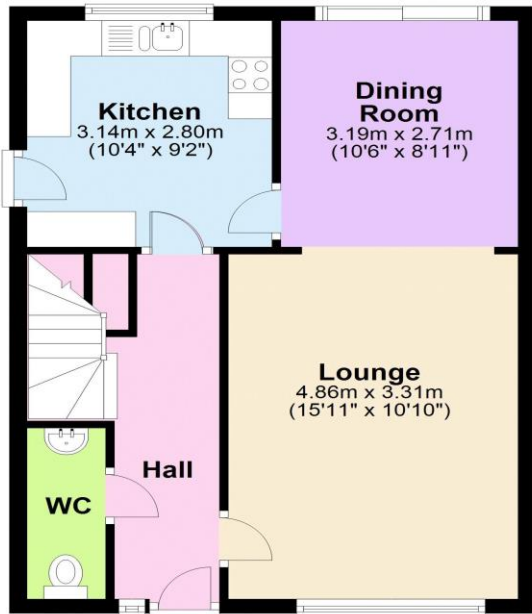
**Wrights**  
01225 755553

info@wrightsresidential.co.uk | www.wrightsresidential.co.uk

01225 755553

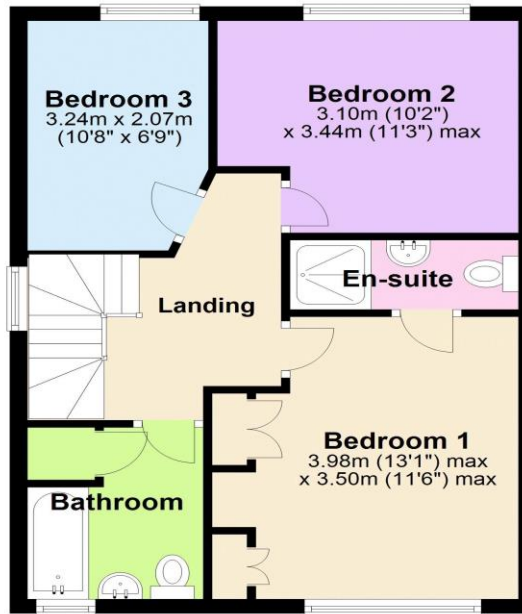
### Ground Floor

Approx. 45.6 sq. metres (490.5 sq. feet)



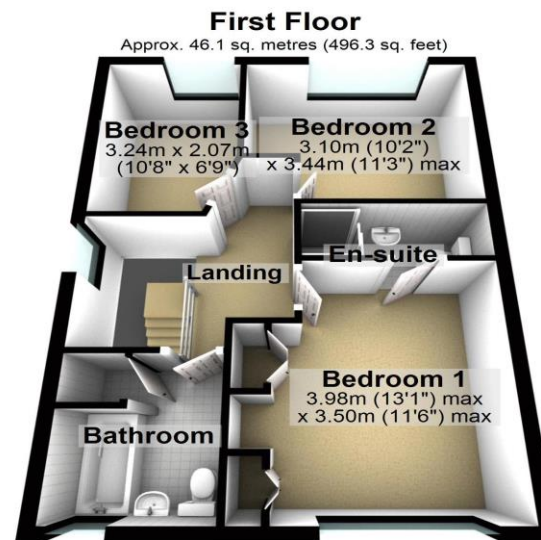
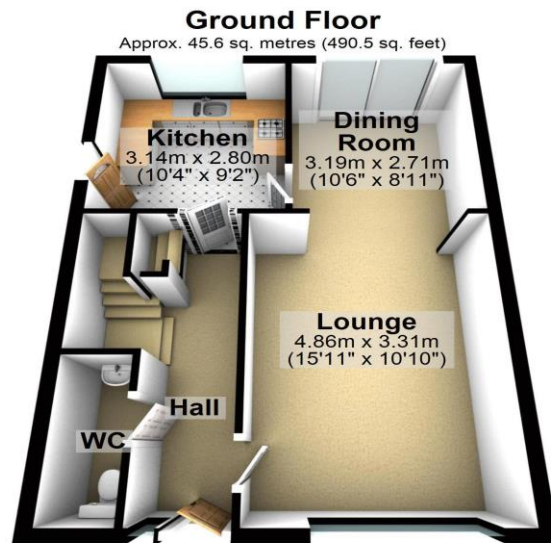
### First Floor

Approx. 46.1 sq. metres (496.3 sq. feet)



Total area: approx. 91.7 sq. metres (986.9 sq. feet)





Total area: approx. 91.7 sq. metres (986.9 sq. feet)





T 01225 755553

E info@wrightsresidential.co.uk

W www.wrightsresidential.co.uk

A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

### 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 and 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.