

**TOWN & COUNTRY**  
ESTATES



**College Road, Trowbridge, Wiltshire BA14 0EZ**

**Offers Over £250,000**

## LOCATION

The ever popular College Road development has mass buyer appeal with its convenient location for Schools, Trowbridge College, bus routes, local shops, post office and Aldi, making this area is popular with families, first time buyers and those later in life. Trowbridge town centre is also within easy reach, with its shopping facilities, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

A well presented and much improved three bedroom end of terrace family home, with the added benefit of a block paved drive, in a popular area of Trowbridge. The ground floor accommodation comprises an entrance hall, kitchen, dining room and large living room. The first floor has three good size bedrooms and spacious bathroom. Further benefits include gas central heating, uPVC double glazing, large enclosed rear garden and driveway parking.

## ENTRANCE HALL

You enter the property through a uPVC entrance door, there is a radiator, wood effect flooring, stairs to the first floor landing and doors to the kitchen and lounge.

## KITCHEN

16'4" max x 7'10" max

The dual aspect kitchen has uPVC double glazed windows to the front and side, flooding the room with lots of natural light. Refitted with modern matching base and wall units with rolled top worksurfaces there is plentiful storage and counter top space, a 1 1/2 bowl sink unit with chrome mixer tap, built in double oven, inset induction hob with extractor and light over, integrated dishwasher, integrated bin, fridge/freezer (included in the sale), inset ceiling spotlights, wood effect flooring, door to the porch/utility and an opening to the dining room.

## DINING ROOM

9'6" max x 7'2" max

There is a uPVC double glazed window to the side and uPVC French doors opening to the rear garden. The room has a useful storage cupboard with a wall mounted gas boiler, a radiator, wood effect flooring and an opening through to the living room.

## LIVING ROOM

18'4" x 11'5" max

The large living room has two uPVC double glazed windows to the rear, a feature fireplace with inset fish tank, Sky and Virgin points (subject to contract), radiator and a door returning to the entrance hall.

## FIRST FLOOR LANDING

There is a uPVC double glazed window to the front and doors to all bedrooms and the bathroom.



## BEDROOM ONE

12'1" x 11'9"

Bedroom one has a uPVC double glazed window to the rear and a radiator.

## BEDROOM TWO

11'5" x 8'6"

The second double bedroom has a uPVC double glazed window to the rear, a built in daybed with storage, wardrobe recess with shelving, access to a part boarded loft space, radiator and an airing cupboard.

## BEDROOM THREE

9'2" x 8'2"

Bedroom three is a good size single room which is currently used as a home office. There is a uPVC double glazed window to the front and a radiator.

## BATHROOM

The spacious bathroom has obscure uPVC double glazed windows to the front and side, a 'P shape' panelled bath with a chrome mixer tap, digital shower, two niche storage recesses, large vanity storage unit with inset dual flush WC and sink, an illuminated and heated mirror, a chrome heated towel rail, inset ceiling spotlights, extractor fan and attractive part tiled walls.

## EXTERIOR

### FRONT

The front of the property has been laid to low maintenance block paving which provides comfortable off road parking for three cars. There is gated access to the rear garden, uPVC door to the porch/utility and uPVC door to the entrance hall with outside light and porch over.

### REAR GARDEN

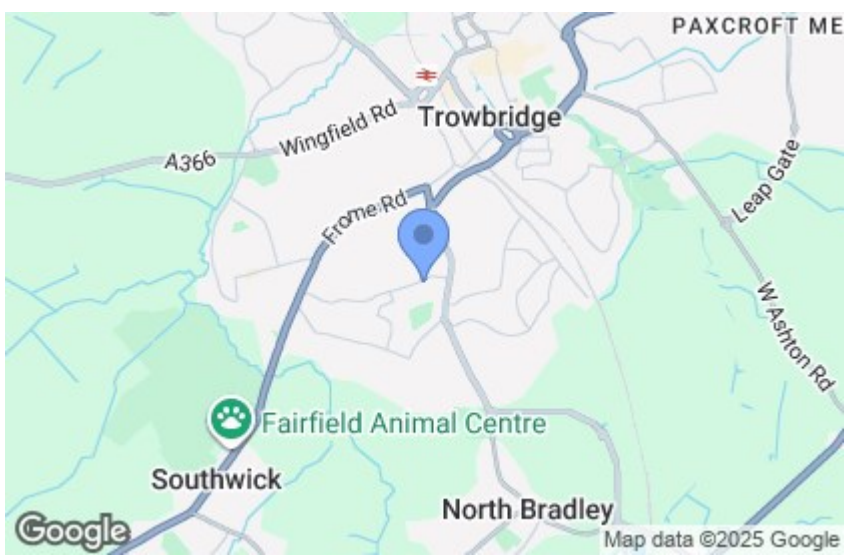
The southerly facing, landscaped rear garden is enclosed to all boundaries by high wooden fencing and has a paved path leading to a rear paved patio, ideal for entertaining. There is a good size wooden shed, lawn, gravel area, outside tap and gated access to the front.

## ADDITIONAL INFORMATION

Council Tax Band - B

The current owners are only the second occupants of this home since it was built. Since becoming custodians in 2018, they have completed many improvements, which include an electric rewire, a new heating system (with copper pipes) and boiler, new uPVC double glazed windows, new external doors and the addition of French doors from the dining room to the garden, fire sprinkler system, flooring and redecoration.

EPC - to follow

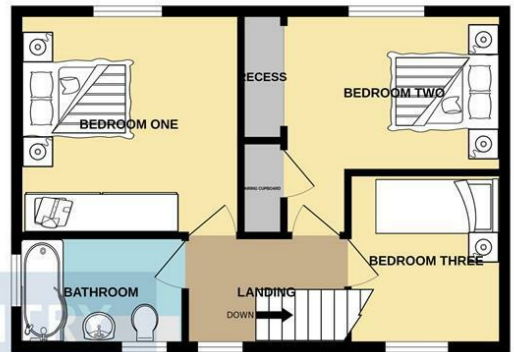






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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