

TOWN&COUNTRY
ESTATES



Balmoral Road, Trowbridge, Wiltshire BA14 0JS

Offers Over £290,000

LOCATION

The property is located within a highly desirable area on the Frome side of town, close to a local shop, local schools and within easy access to bus routes and the town centre.

DESCRIPTION

NO ONWARD CHAIN - Requiring substantial renovation and modernisation throughout, this is a fantastic and rare opportunity to purchase a three double bedroom detached bungalow, occupying a large corner plot, positioned at the end of a quiet cul-de-sac, on the extremely sought after Balmoral Road. The property comprises an entrance porch, lounge, dining room, kitchen/breakfast room, inner hall, three double bedrooms and bathroom. Further benefits include a wrap around garden, garage and drive, providing off road parking for two vehicles.

ENTRANCE PORCH

LOUNGE

16'5" x 15'1"

KITCHEN

12'6" x 7'10"

DINING ROOM

12'5" max x 10'5" max

BEDROOM ONE

11'10" x 10'10"

BEDROOM TWO

10'9" x 8'10"

BEDROOM THREE

12'6" x 7'10"

BATHROOM

EXTERIOR

FRONT

To the front of the property is lawn area with mature trees and bushes, a dwarf wall and part wooden fencing, drive providing off road parking for two cars, path leading to both sides of property, access to the garage and door to the inner hall.

GARDEN

The large rear garden is mainly laid to lawn.

GARAGE

With double opening wooden doors to the front and a window to the side.

ADDITIONAL INFORMATION

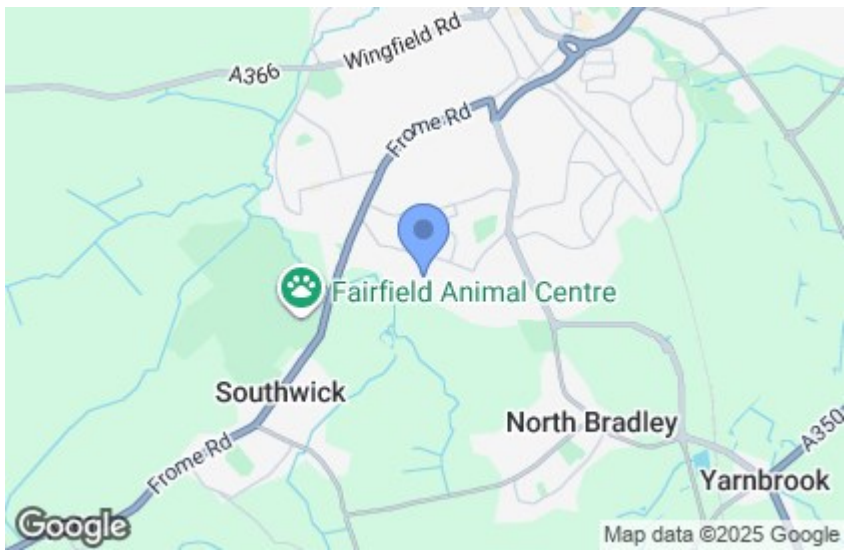
PLEASE BE ADVISED: This property must remain on the market until 16/10/2025 before an offer will be accepted, with best and final offers made in writing and submitted by this date.

Due to the nature of the sale, our client has requested only proceedable buyers who are in a position to move ahead immediately should view.

Council Tax Band - E

EPC Rating - E

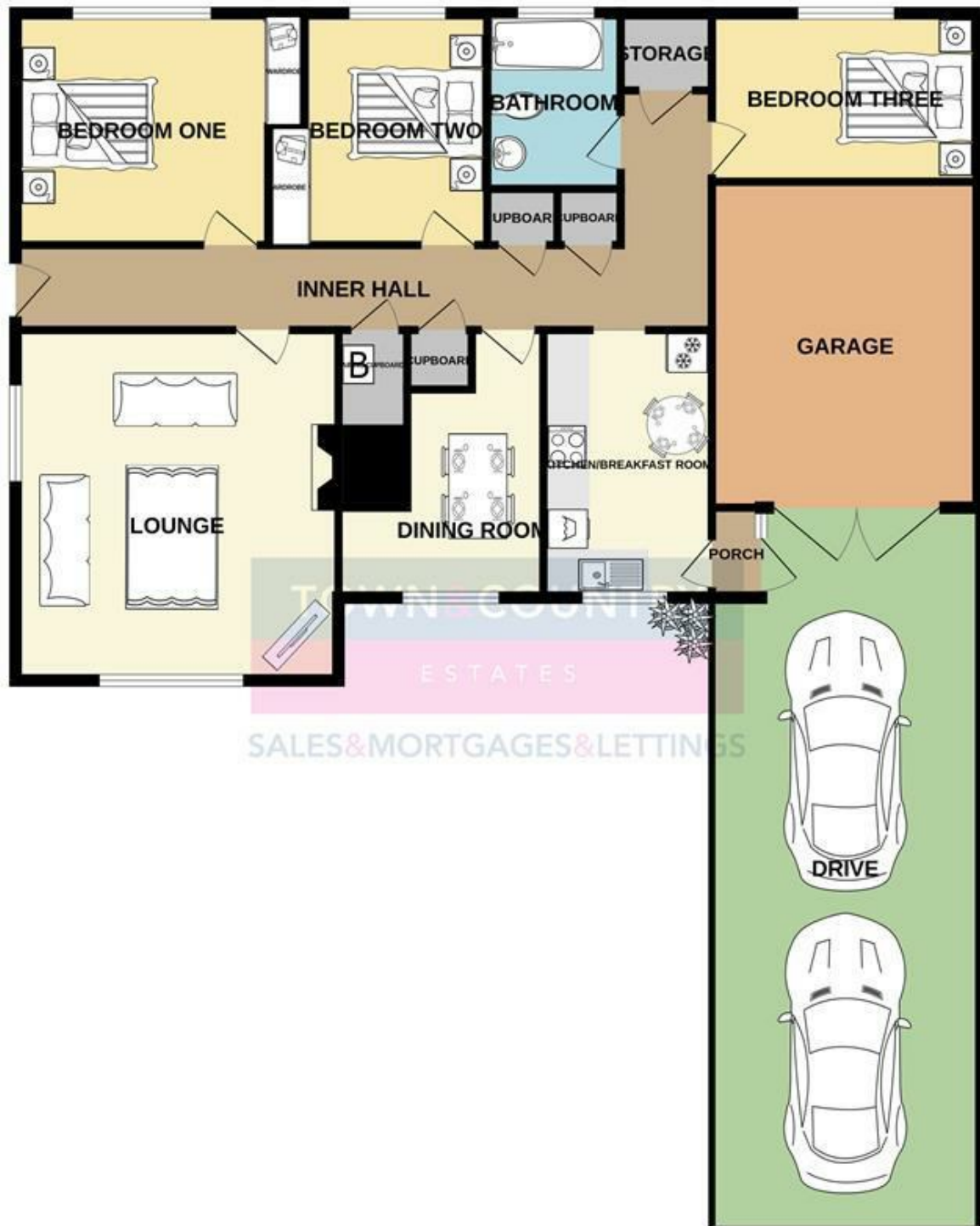








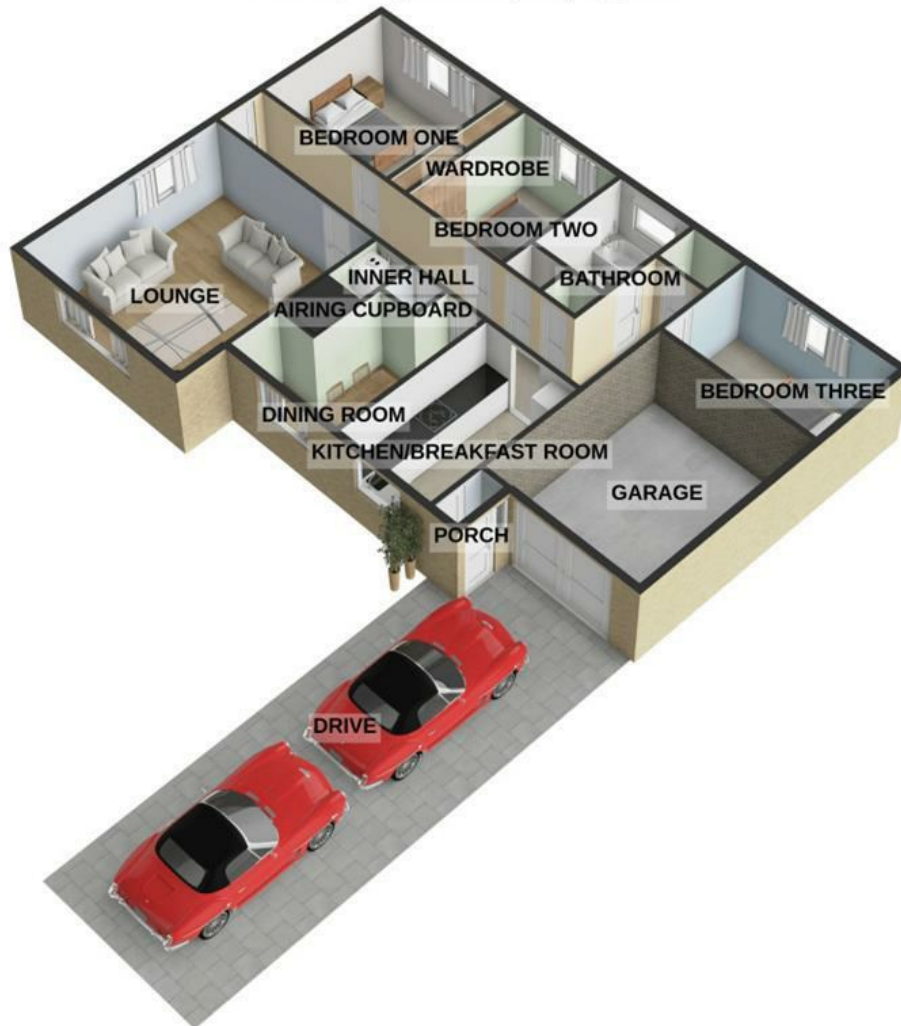
GROUND FLOOR
1229 sq.ft. (114.2 sq.m.) approx.



TOTAL FLOOR AREA : 1229 sq.ft. (114.2 sq.m.) approx.

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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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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