

**TOWN & COUNTRY**  
ESTATES



**Seymour Road, Trowbridge, Wiltshire BA14 8LZ**

**Offers Over £260,000**

## LOCATION

The property is located in a popular, family friendly area of Trowbridge, within walking distance to local amenities, shops and Primary School. As well as being conveniently situated for the Town Centre, Train Station, Health Centre, bus routes and Lidl. Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond. For those needing to commute, the City of Bath is approximately 30 minute drive and for Bristol it will take up to one hour.

## DESCRIPTION

**VENDOR SUITED** - Set within a generous plot, this 1960s three bedroom semi-detached family home is located in a popular residential area of Trowbridge. The property has been updated in part (new gas boiler in 2022, new composite front door 2023, new patio 2024 and general redecoration) but would still benefit from improvement in some areas - offering the next occupier owner an exciting opportunity to put their stamp on their new home.

The accommodation comprises an entrance hall, lounge, dining room, kitchen, utility/lean to, two double bedrooms, a single bedroom and family bathroom. Further benefits include double glazing, an enclosed rear garden, garden outbuilding, garage and large front providing plentiful off road parking.

## ENTRANCE HALL

You enter the property through a composite front door with an obscure window to the side, into the entrance hall where there is a radiator with decorative cover, stairs to the first floor with attractive paneled wall and part glazed doors to the lounge and kitchen.

## LOUNGE

11'10"M x 11'10"M

The lounge has a large uPVC double glazed window to the front, a fire place, TV point, telephone point. The lounge leads through to the dining room.

## DINING ROOM

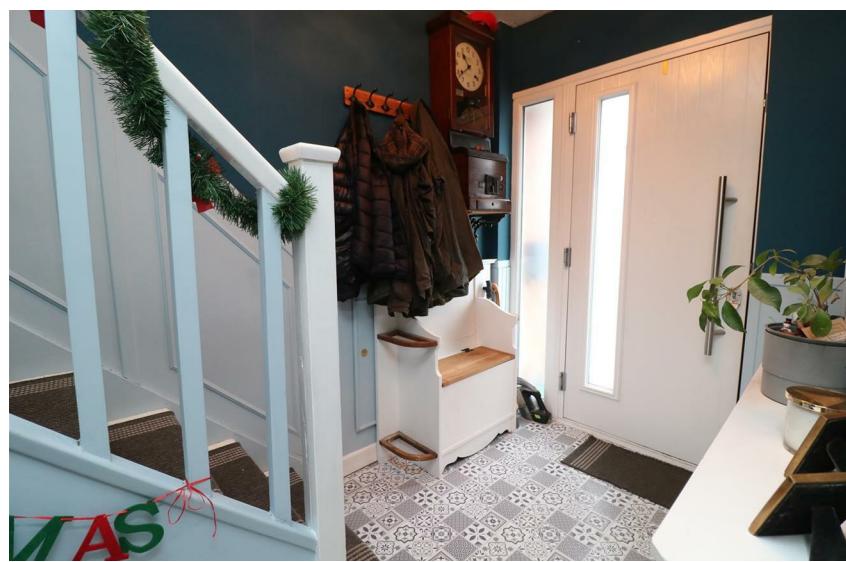
10'6"M x 8'6"M

There is a uPVC double glazed window and door to the rear garden, radiator with decorative cover and a serving hatch to the kitchen.

## KITCHEN

10'2"M x 8'10"M

The kitchen has a uPVC double glazed window to the rear, a range of matching wall and base units with rolled top work surfaces and tiled splash backs, a 1 1/2 bowl inset sink unit with chrome mixer tap, built in electric oven, inset NEFF ceramic hob with extractor and light over, integrated dishwasher, space for fridge/freezer and an obscure glazed door to the utility/lean to.



## UTILITY/LEAN TO

11'2"M x 10'2"M

This useful space offers lot's of additional storage! There are windows to the rear and side, base and wall units with rolled top work surfaces, plumbing for washing machine, space for tumble dryer and a door to the side.

## FIRST FLOOR LANDING

There is a uPVC double glazed window to the side, access to the boarded loft with ladder and light and doors to the three bedrooms and bathroom.

## BEDROOM ONE

11'2"M x 10'6"M

Bedroom one has a uPVC double glazed window to the front, double wardrobe recess, an airing cupboard and radiator.

## BEDROOM TWO

11'2"M x 9'2"M

The second double bedroom has a uPVC double glazed window to the rear, built in double wardrobe and a radiator.

## BEDROOM THREE

7'7"M x 6'3"M

There is a uPVC double glazed window to the front and a radiator.

## BATHROOM

In need of modernisation the existing bathroom has a uPVC double glazed window to the rear, a panelled bath with wall mounted electric shower over, a low level WC, wall mounted basin and a radiator.

## EXTERIOR

### FRONT

A dwarf wall encloses plentiful off road parking for up to 6 cars, there is a planted border, outside light and gated access to the rear garden.

### REAR GARDEN

The enclosed rear garden has a recently laid patio with steps down to the lawn with planted borders, a good size outbuilding ideal for storage, light, outside tap and gated side access to the front of the property.

### GARAGE

There is an up and over door to the front, power and light.

## ADDITIONAL INFORMATION

Council Tax Band - C







GROUND FLOOR



1ST FLOOR



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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  
840 sq.ft. (78.1 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 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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