

**TOWN & COUNTRY**  
ESTATES



**Orchard Road, Trowbridge, Wiltshire BA14 7AR**

**£220,000**

## LOCATION

The property is located within walking distance to the town centre, train station and Tesco superstore. Trowbridge town centre offers a busy town centre shopping, cinema complex with restaurants and train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

**NO ONWARD CHAIN** - Located within a popular residential area of Trowbridge, close to Trowbridge Town Centre, Tesco Extra and Schools, this spacious three bedroom home is a great investment or family home. The ground floor accommodation comprises an entrance hall, living room and kitchen/breakfast room. On the first floor there are three bedrooms and the family bathroom. Further benefits include gas central heating, UPVC double glazing, a spacious enclosed rear garden and driveway parking for two vehicles to the front.

## ENTRANCE HALL

You enter the property via a obscure double glazed UPVC door, there are thermostat heating controls, radiator, stairs to first floor and a door to living room.

## LIVING ROOM

13'11" x 13'2"

The living room has a UPVC double glazed window to the front aspect, television point, radiator, gas fireplace and door kitchen/breakfast room.

## KITCHEN/ BREAKFAST ROOM

16'3" x 13'2"

There is a UPVC double glazed to window to the rear, a range of matching base and wall units with rolled top work surfaces, inset sink unit with chrome taps, space for cooker, fridge freezer and washing machine, radiator, tiled splashbacks, tiled effect flooring door to under stair storage and inner hall.

## INNER HALL

The inner hall has a UPVC door to rear garden.

## FIRST FLOOR LANDING

The first floor landing has access to loft space, doors to the three bedrooms and family bathroom room.

## BEDROOM ONE

13'5" x 9'2"

Bedroom one has a UPVC double glazed window to front, radiator and airing cupboard, with wall mounted Ideal gas combi boiler.

## BEDROOM TWO

9'7" x 10'6"

The second bedroom has a UPVC double glazed window to rear aspect.

## BEDROOM THREE

2.98 x 2.06

Bedroom three has double glazed window to front aspect.



## FAMILY BATHROOM

The family bathroom has UPVC obscure double glazed window to rear, paneled bath, vanity unit with inset sink, closed couple W/C, Radiator and tiled splashbacks.

## EXTERIOR

### FRONT

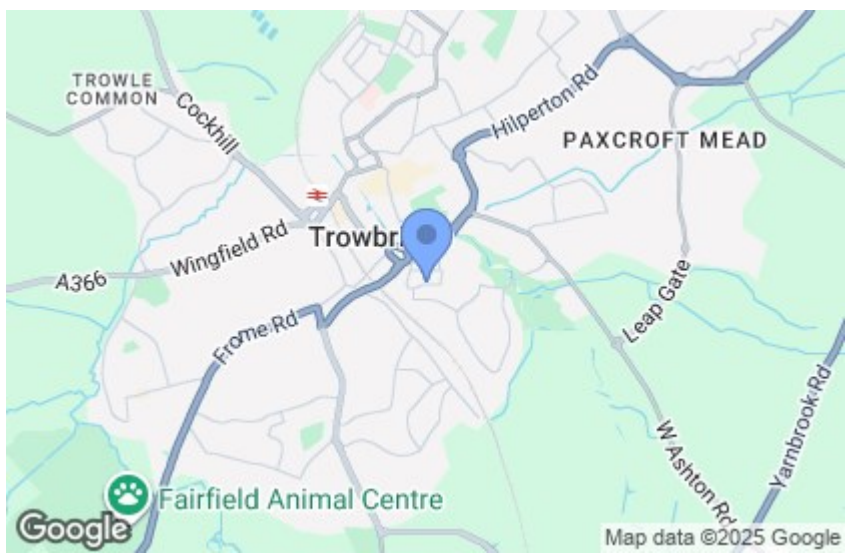
The the front of the property there is a block paved drive way providing parking for two vehicles and archway to side of property allowing you side access to garden - this access is shared with the next door neighbour.

### REAR GARDEN

The spacious rear garden is a perfect spot to to entertain, the garden is mainly laid to lawn but also has a large patio area, there are a number of outbuildings which consist of garden store, freestanding conservatory and large summer house, outside tap and side access, leading to the front of the property.

## ADDITIONAL INFORMATION

COUNCIL TAX BAND - A







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  
404 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 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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