

**TOWN & COUNTRY**  
ESTATES



**Biss Meadow, Broadmead, Trowbridge, Wiltshire BA14**

**£230,000**

## LOCATION

Located in a quiet cul-de-sac on the sought after Broadmead development, on the Bath side of Trowbridge, this home is conveniently situated within walking distance of local amenities (Tesco Express, chip shop and Pharmacy), the well regarded Walwayne Court Primary School, secondary Schools, bus routes and train station - providing direct links to Bath, Bristol and beyond. Trowbridge itself offers busy town centre shopping and a modern cinema complex with restaurants.

## DESCRIPTION

A rare opportunity to purchase a two double bedroom home with a garage, tucked away at the head of a small and desirable cul-de-sac, on the ever popular Broadmead development.

The accommodation comprises an entrance hall, lounge/dining room, a well presented kitchen, two double bedrooms and modern bathroom.

Further benefits include uPVC double glazing, gas central heating, well kept gardens, garage and off road parking.

## ENTRANCE HALL

You enter the property through an obscure glazed uPVC entrance door. There is a built in doormat, door to the lounge/dining room and stairs to the first floor. The hall, stairs and landing carpet were replaced towards the end of 2024.

## LOUNGE/DINING ROOM

The dual aspect lounge/dining room has a large uPVC double glazed window to the front and uPVC double glazed sliding doors to the rear, flooding the room with lots of natural light. There is wood effect flooring throughout, a TV point, a radiator and an opening to the kitchen.

## KITCHEN

The kitchen has a uPVC double glazed window overlooking the rear garden. There is a range of matching wall and base units with square edge work surfaces, inset sink with chrome mixer tap, attractive tiled splashbacks, a built in electric oven, inset gas hob with extractor and light over, plumbing for a dishwasher, plumbing for a washing machine, space for an under counter fridge and freezer, a useful under stairs cupboard, a wall mounted Viessman gas boiler and recently replaced flooring.

## FIRST FLOOR LANDING

Doors to both bedrooms, the bathroom and access to the loft space, which is partially boarded and has a light.

## BEDROOM ONE

There is a uPVC double glazed window to the front, a radiator and built in storage.

## BEDROOM TWO

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



## BATHROOM

The modern bathroom has an obscure uPVC double glazed window to the rear, a paneled bath with electric shower and glazed screen, a pedestal wash basin with chrome mixer tap, a close coupled WC, heated towel rail and tiled splash backs.

## EXTERIOR

### FRONT

To the front of the property there is a well maintained garden laid to lawn with decorative planted borders and a path leading to the front door.

### REAR GARDEN

The enclosed rear garden has a patio area and is laid mainly to lawn with gravel path and feature borders with decorative bushes and shrubs. The property benefits from a right of way through the neighbor's garden, providing access for bins etc.

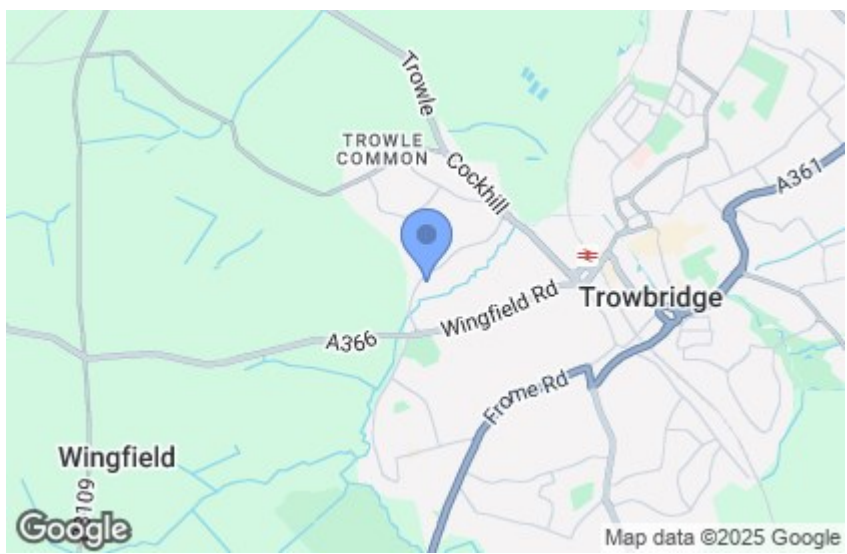
### GARAGE

The garage is located to the right of the terrace. There is an up and over door and drive to the front.

## ADDITIONAL INFORMATION

Council Tax Band - B

EPC - To follow



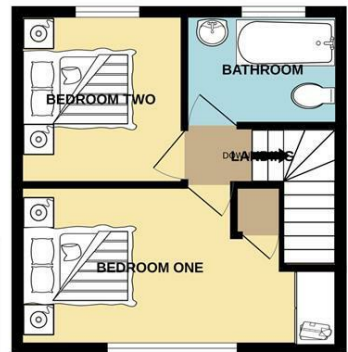




GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
292 sq.ft. (27.1 sq.m.) approx.



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TOTAL FLOOR AREA : 685 sq.ft. (63.6 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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