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ESTATES

# Sherborne Road, Trowbridge, Wiltshire BA14 9SJ

## Offers Over £250,000

## LOCATION
Broadmead is a sought after family friendly residential development, on the Bradford-on-Avon/Bath side of Trowbridge. This particular home backs onto open green space and is within easy reach of the well regarded Walwayne Court Primary School, bus routes, Tesco Express, chip shop, pharmacy and popular pub.
Secondary Schools, Trowbridge town centre and train station are close by, making this area popular with families and commuters alike.

## DESCRIPTION
NO ONWARD CHAIN - An exciting opportunity to purchase a three bedroom semi-detached house, in a sought after location on the Bath side of town. Approaching the market for the first time since it was built, the property is in need of renovation but is great opportunity for the new owner to put their stamp on their new home. The accommodation comprises an entrance hall, lounge, kitchen/dining room, lean to connecting the house to the garage, two double bedrooms, a single bedroom and bathroom. Further benefits include gas central heating, uPVC double glazing, a large front garden (offering potential to extend subject to planning consent), enclosed rear garden, garage and drive.

## ENTRANCE HALL
You enter the property into the entrance hall, with a radiator, telephone point, door to the lounge and stairs to the first floor.

## LOUNGE
14'1" x 13'1",.9'10" max
There is a uPVC double glazed window to the front, radiator and door to the kitchen/dining room.

## KITCHEN/DINING ROOM
17'4" x 9'6"
The kitchen/dining room has a uPVC double glazed window to the rear, a range of base and wall units with inset sink and chrome mixer tap, freestanding cooker, plumbing for washing machine, space for fridge freezer, a wall mounted Ideal Logic gas boiler, thermostat heating controls, door to a useful under stairs cupboard and uPVC door to the lean to.

## LEAN TO
14'5" x 6'6"
The lean to has uPVC double glazed windows to the front and rear, a door to the garage and uPVC doors to the front and rear garden.

## FIRST FLOOR LANDING
There is a uPVC double glazed window to the side, access to the loft and doors to all bedrooms, the bathroom and airing cupboard.

## BEDROOM ONE
11'1" x 9'6"
The bedroom has a uPVC double glazed window to the front, built-in double wardrobe and a radiator.

## BEDROOM TWO
11'1" x 9'2"
The second double bedroom has a uPVC double glazed window to rear, built-in double wardrobe and a radiator.

## BEDROOM THREE
8'2" x 7'10"
Bedroom three has a uPVC double glazed window to the front, built-in cupboard and a radiator.

## BATHROOM
There is an obscure uPVC double glazed window to the rear, panelled bath with shower over, dual flush WC, pedestal basin and a radiator.

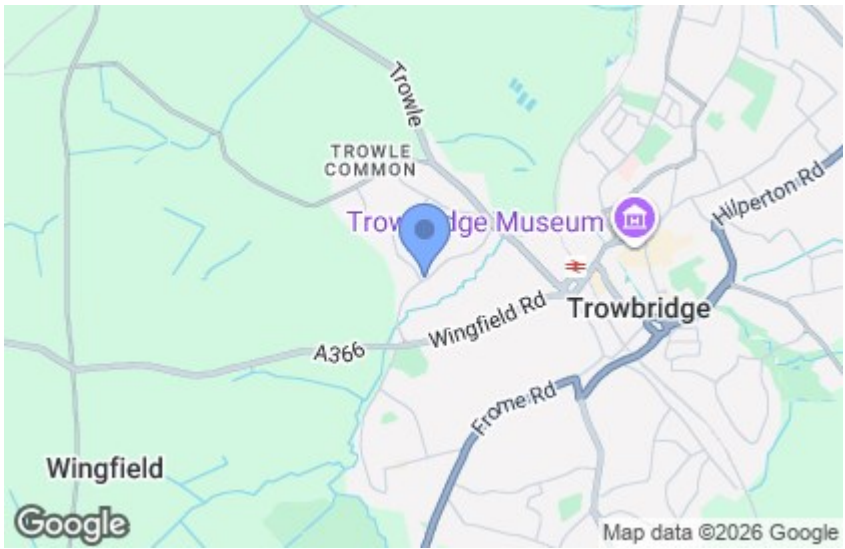
## EXTERIOR

## FRONT
The front of the home benefits from a large lawn with mature plants, shrubs and bushes - offering the potential to extend the property (subject to planning consent). A path leads to the front door with storm porch over and door to the lean to.

## REAR GARDEN
The enclosed rear garden has a patio, lawn, planted borders, an outside tap and a gate to the drive..

## GARAGE
16'8" x 7'10"
Accessed from the neighbouring cul-de-sac of Queens Club Gardens, he garage has an up and over door to the front, window to the rear and driveway to the front, providing off road parking.

## ADDITIONAL INFORMATION
Council Tax Band - C
EPC - to follow



GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.

1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.

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TOTAL FLOOR AREA : 1070 sq.ft. (99.4 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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