

Sold

3 BEDROOM SEMI-DETACHED HOME | ROSEDALE GARDENS, BA14 | £280,000



## DESCRIPTION

An immaculate three-bedroom semi-detached family home in a very quiet cul-de-sac location within the highly regarded Broadmead development. Well positioned on the Bradford-On-Avon side of Trowbridge and within easy walking distance to the popular Walwayne Court School and local amenities. On the ground floor there is an entrance hall, a light and spacious sitting room, separate dining room, beautifully fitted kitchen with plenty of storage and a very well-built conservatory overlooking the pristine and tastefully planted fully enclosed lawned rear garden. Upstairs there are two good sized double bedrooms both with built in wardrobes, a further single bedroom and a contemporary style fully tiled shower room. To the front and side there is plenty of off-road parking which leads to a single garage. Offered with no onward chain so please be quick to avoid disappointment.

Rosedale Gardens has good access to all the local amenities found in the town which is within a 0.7 mile walk. Walwayne Court School is just 500 yards away, making the property an ideal choice as a family home. There is excellent access to local through routes with the nearby A363 leading to the south towards the A350, whilst commuters are well served with Trowbridge Rail Station (London Paddington) found just under a mile away.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: C

EPC Rating: C

Mains electricity, gas, water and drainage.





## KEY FEATURES

- Three bedroom Semi- detached family home
- Sitting room
- Dining room
- Stylish shower room
- Ample off road parking
- Quiet desirable location
- Fitted kitchen
- Conservatory
- Immaculate fully enclosed rear garden
- Single garage







ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

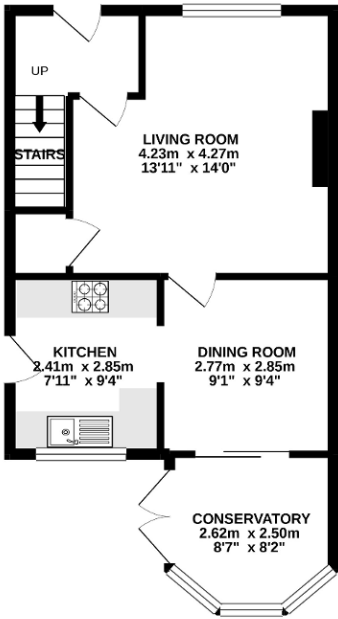
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

APPLEBY & TOWNEND

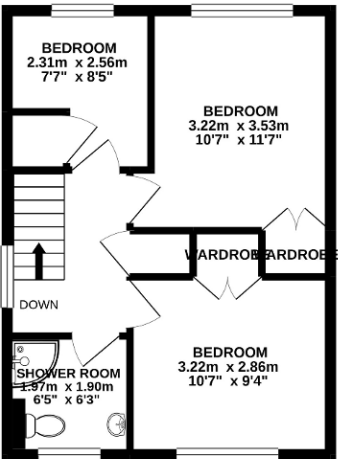
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GROUND FLOOR  
54.5 sq.m. (586 sq.ft.) approx.



1ST FLOOR  
36.8 sq.m. (396 sq.ft.) approx.



TOTAL FLOOR AREA : 91.3 sq.m. (982 sq.ft.) 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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