



3 BEDROOM DETACHED | LEISLER GARDENS, BA14 | OFFERS OVER £300,000



## DESCRIPTION

Offered with no onward chain! Ideally positioned in a quiet, cul-de-sac location, this modern detached family home offers an impressive light and airy living space comprising three bedrooms, with en-suite facilities to the master, smartly presented family bathroom, dual aspect 18'6" living room, open plan kitchen / dining room, downstairs cloakroom and reception hallway. Externally there is a sunny, fully enclosed walled garden to the rear and off-road parking with electric hook up and a single garage to the front.

Ideally situated in the highly regarded Castle Mead development on the Eastern fringes of Trowbridge, this lovely family home is ideally positioned to take advantage of an excellent range of local amenities. The highly regarded Castle Mead Primary School (Ofsted: Good) is very close and access to through routes and Trowbridge Railway Station (2.5 miles) is also superb.

Tenure: Freehold  
Local Authority: Wiltshire Council  
Council Tax Band: D  
EPC Rating: On its way  
All mains services connected.  
Gas fired central heating.





## KEY FEATURES

- Modern detached family home
- En-suite facilities to master bedroom
- Dual aspect living room
- Sunny, fully enclosed rear garden
- Quiet location
- Three bedrooms
- Spacious open plan kitchen / dining room
- Downstairs cloakroom
- Garage and off-road parking
- No onward chain

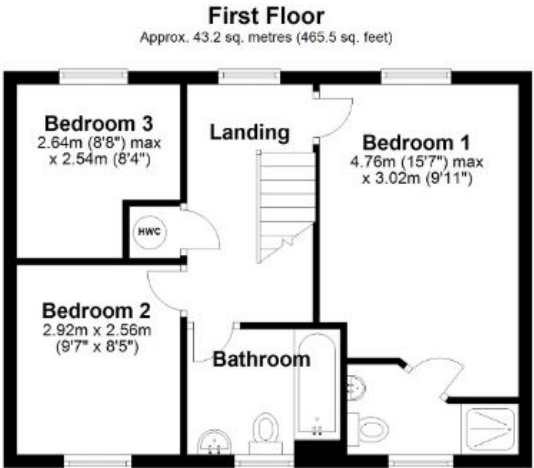
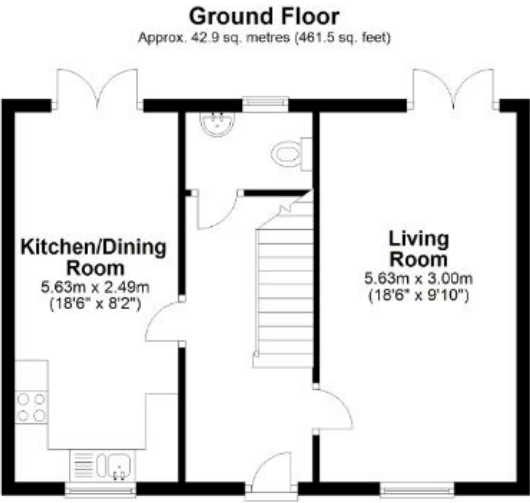






ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		90  B
81-91	B		
69-80	C	78  C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 86.1 sq. metres (927.0 sq. feet)

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.

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