

3 BEDROOM TERRACED | RAMBLER CLOSE, BA14 | OFFERS OVER £270,000

DESCRIPTION

This lovely three-bedroom family home is very well positioned within a quiet, highly regarded cul-de-sac. Located within easy level walking distance to the popular Walwayne Court Primary School, local shop and just a 15 min walk in to the town centre. Walking through the front door there is an entrance hallway providing access to a light and spacious sitting room and a stylish kitchen / dining room with French doors to the rear. Upstairs there are two double bedroom's, one with built in wardrobes, a single bedroom and a family bathroom. Outside and to the front is a pretty garden and a large fully enclosed South facing garden to the rear with gated access to a single garage. All in all a lovely family home in a desirable location.

10 Rambler Close is placed amongst mostly similar properties in this established and private residential area with convenient access to Bradford-on-Avon and Bath, close proximity to the local junior school and secondary schools and local shopping facilities. The town centre and railway station are also within a mile. Trowbridge is the County Town of Wiltshire and has benefited from significant investment in development, which is still on-going, offering a good range of schooling for all ages, excellent shopping, restaurants and leisure facilities including a multiplex cinema and sports centre. Trowbridge is easily accessible from the M4 and has a railway station providing regular services to Salisbury and Southampton to the South and Bath and Bristol to the North-West.

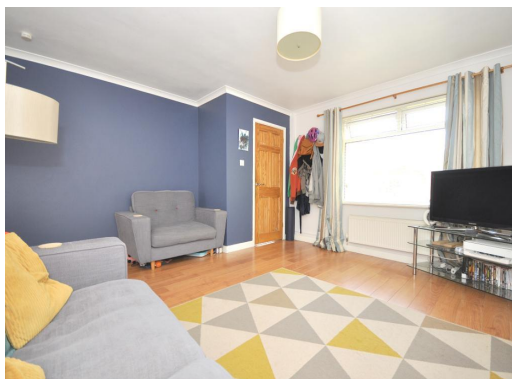
Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: C

EPC Rating: C

Mains gas, electricity, water and drainage connected.

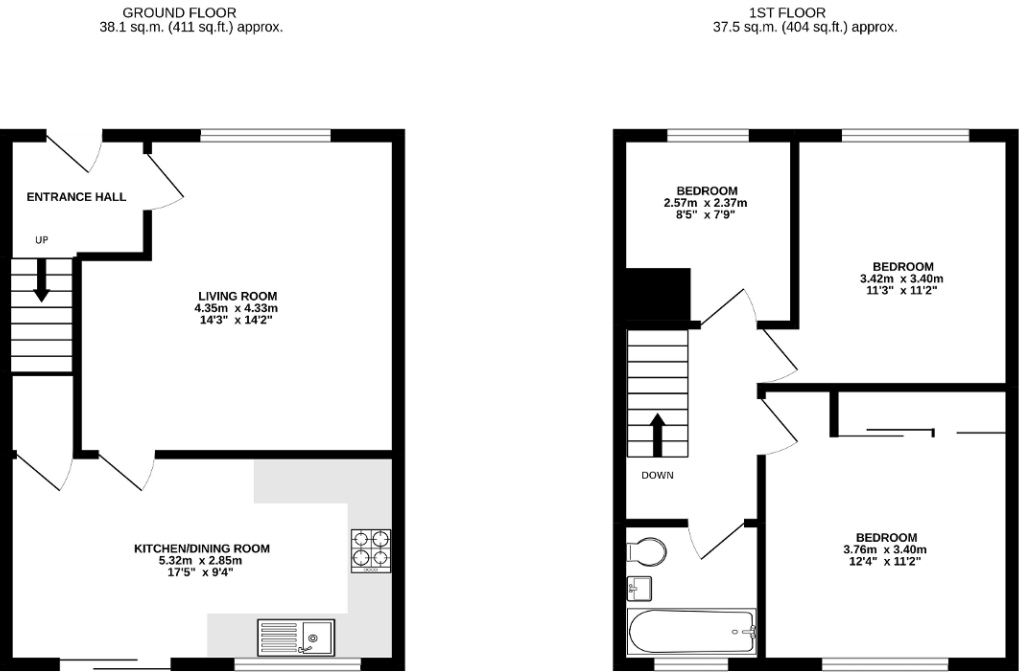


KEY FEATURES

- Three bedroom family home
- Close to popular schooling
- Stylish kitchen / dining room
- Family bathroom
- Fully enclosed South facing rear garden
- Highly sought after location
- Light and spacious sitting room
- Two doubles and a single
- Quiet position
- Single garage







TOTAL FLOOR AREA : 75.6 sq.m. (814 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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ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 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.

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