

Sold



3 BEDROOM SEMI-DETACHED | SUMMERLEAZE, BA14 | GUIDE PRICE £250,000

DESCRIPTION

The Good Life!

This three bedroom semi-detached family home has so much potential. They do not build them like this anymore.

Through the entrance porch there is a hall providing access to a good sized sitting room with an open fireplace and conservatory, a dining room, a kitchen with a separate utility room and cloak room downstairs. Upstairs there are three good sized bedrooms and shower room.

Outside and to the front is a lovely lawned front garden and plenty of off road driveway parking. To the rear is where this property really comes to life. There is a large patio with a workshop / home office / summerhouse and separate gated access opening up to a wonderful, fully enclosed large rear garden surely to impress..

All in all, a superb opportunity to acquire this rare family home with plenty to keep you busy and offered with no onward chain.

Trowbridge is the county town of Wiltshire and has benefitted from significant development over recent years, which is still ongoing. Studley Green Primary School is within easy walking distance and the Town offers a good range of both primary and secondary schools, 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 northwest.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: B

EPC Rating: D

All mains services connected. Gas central heating.

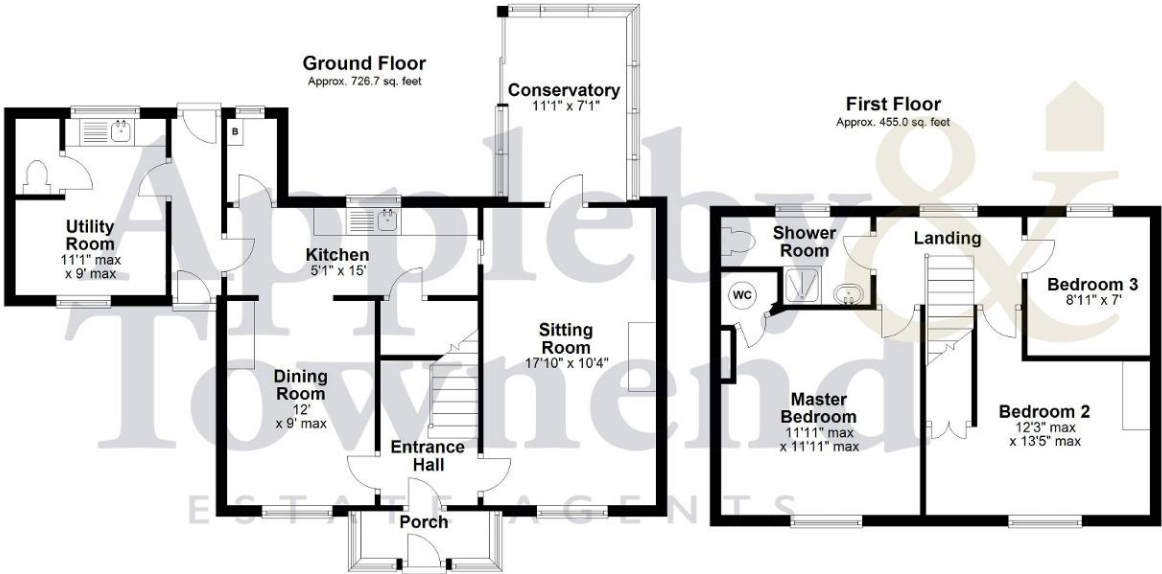


KEY FEATURES

- Three bedroom family home
- No onward Chain
- Dining room
- Separate utility & downstairs cloakroom
- Workshop / Summerhouse
- Huge potential
- Kitchen
- Sitting room
- Shower room
- Desirable fully enclosed rear garden







Total area: approx. 1181.7 sq. feet

ENERGY EFFICIENCY

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 64 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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