

Sold  
STC



3 BEDROOM SEMI-DETACHED | JAMES STREET, BA14 | £264,500



## DESCRIPTION

They don't build them like this anymore!  
This three-bedroom semi-detached family home is located just off the Seymour estate, within easy reach of Trowbridge town centre and very close to the playing fields. On the ground floor there is a light and spacious sitting room leading to a good-sized dining room with French doors opening out to the rear garden and a fitted kitchen with a brand-new boiler. Halfway up the stairs is a separate W.C which is very handy and on the first floor there are two double bedrooms, a single and a family bathroom. Outside and to the front is off road parking for a couple of cars and a very good sized, fully enclosed sunny rear garden with an outbuilding that could easily be converted into a home office. This property would make a superb first time buy.

The property is situated close to many local amenities including Trowbridge hospital and medical centre, bus routes, local shops and a primary school. The town centre of Trowbridge is also within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants. Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.

Tenure: Freehold  
Local Authority: Wiltshire Council  
Council Tax Band: C  
EPC Rating: C  
Mains electricity, gas, water and drainage.  
New boiler





## KEY FEATURES

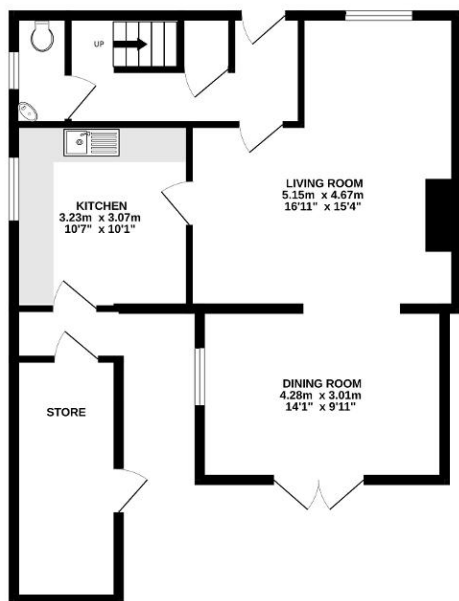
- Three bedroom family home
- Easy walking distance to playing fields
- Dining room
- Three bedrooms
- South facing fully enclosed rear garden
- Close to the town centre
- Spacious sitting room
- Fitted kitchen with new boiler
- Family bathroom
- Off road parking



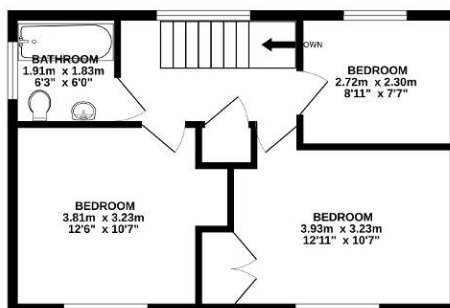




GROUND FLOOR  
61.5 sq.m. (662 sq.ft.) approx.



1ST FLOOR  
39.8 sq.m. (429 sq.ft.) approx.



TOTAL FLOOR AREA : 101.4 sq.m. (1091 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 misstatement. 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		85   B
69-80	C	73   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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