



CLEVELAND GARDENS, TROWBRIDGE, BA14 7LX

£250,000 Freehold

A great opportunity to update and modernise, an extended three bedroom property in the highly regarded St Thomas' Road area of Trowbridge.



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A great opportunity to purchase an extended three bedroom, semi-detached property in the highly regarded St Thomas' Road area of Trowbridge.

The downstairs accommodation offers a lounge, kitchen and separate dining room. There is also an extension to the rear of the property which offers an additional family/garden room. We have been informed that the roof on the extension has been replaced within the last two years.

Upstairs there is a spacious landing leading to two large double bedrooms, a further single bedroom and family bathroom. The gas boiler is located in the airing cupboard and was newly installed in 2022.

The property has mature trees and shrubs leading to the front door and a long partially covered driveway leading to the garage and access to the garden.

There is also a good sized rear garden which backs on to the local cemetery. To the rear of the garage is an additional outhouse with electric and a greenhouse.



The property would benefit from updating and modernising and is offered for sale with no onward chain. This is a lovely project for someone to put there own stamp on and has been priced to reflect this. Viewing highly recommended!

The property is situated in the St Thomas' Road area of Trowbridge. The immediate area offers a convenience store/newsagents, with primary schools in walking distance and close access to Trowbridge town centre.

The town centre of Trowbridge is within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.



- No Onward Chain
- Highly Desirable Location
- Close to Town Centre
- Requires refurbishment
- Three Reception Rooms

- Three Bedrooms
- Virtually West Facing Garden
- Garage
- Large Driveway

Entrance Hall

Lounge

12'4" x 12'0"

Kitchen

9'11" x 8'4"

Dining Room

9'11" x 9'5"

Family Room

14'5" x 9'0"

Landing

Bedroom 1

11'0" X 10'0"

Bedroom 2

11'3" x 9'6"

Bedroom 3

7'2" x 7'1"

Family Bathroom

Garage

15'10" x 8'3"

Store

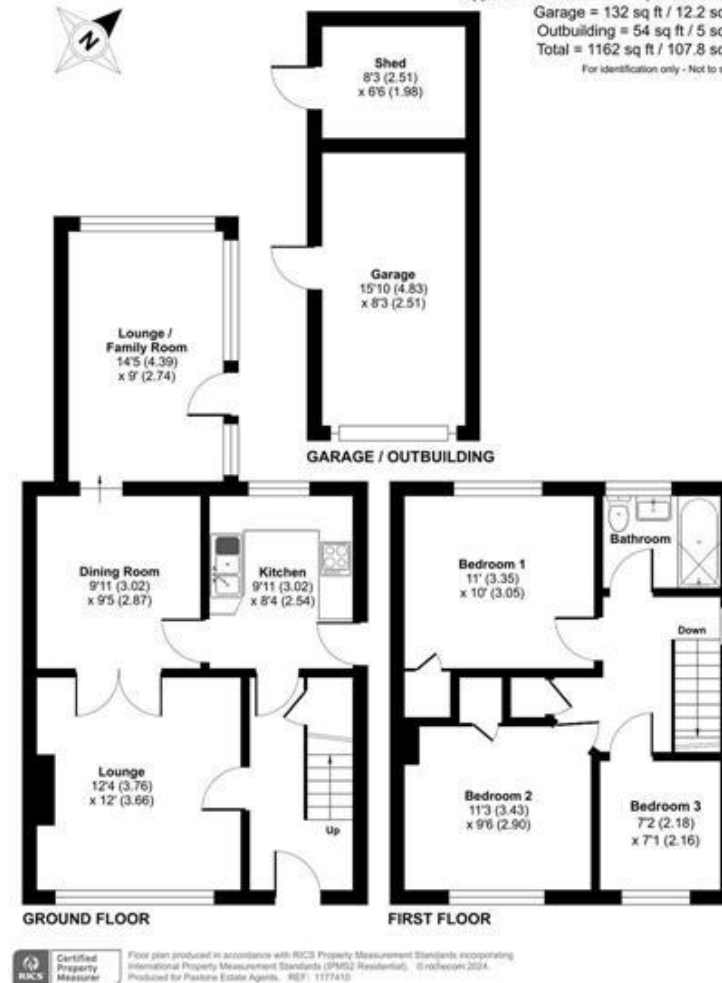
8'3" x 6'6"

Front Garden

Rear Garden

Cleveland Gardens, Trowbridge, BA14

Approximate Area = 976 sq ft / 90.6 sq m
 Garage = 132 sq ft / 12.2 sq m
 Outbuilding = 54 sq ft / 5 sq m
 Total = 1162 sq ft / 107.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Council Tax Band: C
 (Wiltshire Council)
 Tenure: Freehold

Note:

We cannot guarantee the accuracy of this property brochure or the information contained therein and would therefore ask you to satisfy yourself regarding any information.

Paxtons Estate Agents
 15 Hackett Place, Paxcroft Mead,
 Trowbridge, Wiltshire BA14 7GW
 Phone: 01225 777696

Email: enquiries@paxtonsresidential.co.uk
 Web: paxtonsresidential.co.uk

VAT registration number - 245 9691 64
 Company Registration: 8776482

