



SILVER MEADOWS, TROWBRIDGE

£269,000 Freehold

This three bedroom semi detached home is situated within a quiet cul-de-sac on the desirable Silver Street Lane area of Trowbridge, close to Schools, bus routes, local shops and Southwick Country Park.



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Presenting this three bedroom semi detached property, quietly located in the corner of a cul de sac in a well regarded area of Trowbridge.

The property is situated within the desirable Silver Street Lane area of Trowbridge, close to Schools, bus routes, local shops and Southwick Country Park. Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

Arranged over three stories, this extremely well presented home offers excellent accommodation.

The ground floor has a nice flow, starting from the hallway and leading to key areas like the cloakroom and kitchen, along with the stairs to the upper floor.

The kitchen is presented in a cottage style, the layout with a low-level oven and four-ring gas hob is practical, and it's great that there's also space for a washing machine, undercounter fridge and freezer.

The lounge / dining room is a wonderful space for relaxing, with natural light streaming in and the patio doors providing easy access to the garden.

On the first floor are two excellent bedrooms, with bedroom two featuring built-in wardrobes and a modern shower room. The master bedroom occupies the second floor offering plenty of space and eaves storage.

Additional notable features include gas central heating, a good size rear garden, driveway parking and garage next to the property. The garage has power and a personal door to the side.

EPC to follow





- Three Storey Semi Detached Home
- Close to shops and schools
- Corner of a quiet cul de sac
- Close to Southwick Country Park
- Three Double Bedrooms

- Lounge/Dining Room
- Kitchen
- Driveway Parking
- Garage

Entrance Hall

Cloakroom

Kitchen

8'4" x 8'1"

Lounge/Dining Room

16'10" x 11'9"

Bedroom 2

10'4" x 10'1"

Bedroom 3

10'5" x 8'9"

Shower Room

Bedroom 1

16'10" x 10'10"

Garage

17'2" x 8'6"

Driveway

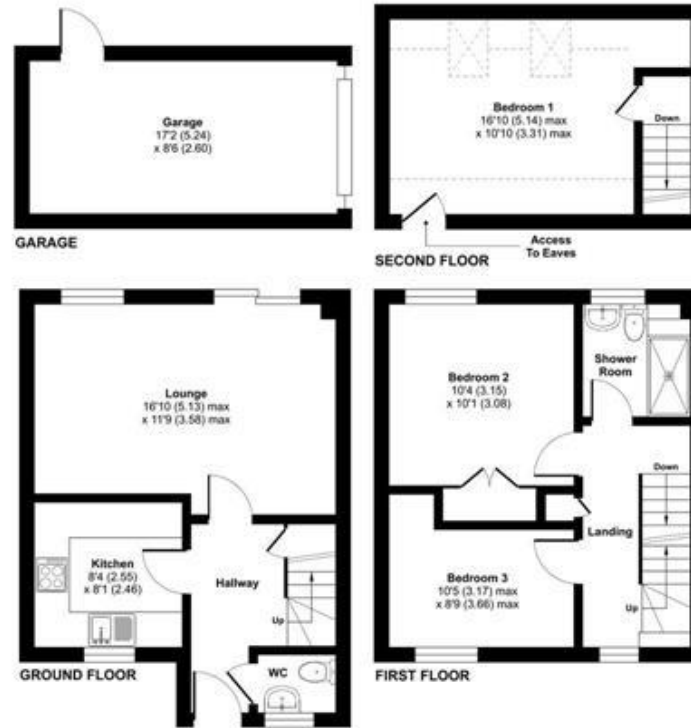
Rear Garden

Silver Meadows, Trowbridge, BA14

Approximate Area = 809 sq ft / 75.1 sq m
 Limited Use Area(s) = 49 sq ft / 4.5 sq m
 Garage = 147 sq ft / 13.6 sq m
 Total = 1005 sq ft / 93.2 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichroom 2021. Produced for Paxtons Estate Agents. REF: 1241135

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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
 Parking options:
 Driveway, Garage
 Garden details: Enclosed
 Garden, Rear Garden
 Electricity supply: Mains
 Heating: Gas Mains
 Water supply: Mains
 Sewerage: Mains

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.

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