



## CAVENDISH DRIVE, TROWBRIDGE

**£240,000** Freehold

Welcome to this three bedroom semi detached family home, offered with no onward chain.



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Nestled in a peaceful cul-de-sac location, this property offers a fantastic opportunity for family living with plenty of potential for modernisation.

The property is in excellent condition, providing the perfect canvas for those looking to put their own stamp on a home.

The spacious layout includes a good-sized lounge at the front, offering a cosy space for relaxation. To the rear, a kitchen/dining area provides the ideal setting for family gatherings and entertaining. Sliding patio doors open onto a south-facing garden, perfect for enjoying sunny afternoons and outdoor activities.

The ground floor also benefits from a spacious entrance hallway, adding to the welcoming feel of the home, along with the added benefit of an under-stairs cupboard for additional storage. Additionally, there's a convenient cloakroom for added practicality.

Upstairs, the property features three bedrooms, two of which are spacious doubles and a good size single bedroom. There is also an updated and modern family shower room, making it an excellent choice for growing families.

Externally, there is a driveway to the side of the house providing off-road parking, along with a front garden that adds to the property's kerb appeal. The rear garden is an excellent size, offering ample space for outdoor activities and includes two sheds for additional storage.

With its superb location, excellent condition, and endless potential, this property is perfect for those seeking to create their ideal family home. Don't miss out on the opportunity to make this wonderful property your own.





- No Onward Chain
- Excellent Value
- Two Large Double Bedrooms
- One Good Size Single Bedroom
- Cloakroom/Shower Room
- Lounge
- Kitchen/Dining Room
- South Facing Rear Garden
- Driveway Parking

#### Entrance Hall

Spacious hallway offering an under stairs storage cupboard.

#### Cloakroom

#### Lounge

15'4" x 10'4"

#### Kitchen/Dining Room

17'10" x 8'10"

#### Bedroom 1

11'11" x 9'0"

#### Bedroom 2

12'4" x 9'11"

#### Bedroom 3

8'11" x 8'6"

#### Shower Room

#### Driveway

#### Rear Garden

South Facing Garden with two storage sheds.



## Cavendish Drive, BA14

Approximate Area = 903 sq ft / 83.9 sq m

For identification only - Not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paxtons Estate Agents. REF: 1263393

Council Tax Band: B  
(Wiltshire Council)  
Tenure: Freehold  
Parking options: Driveway  
Garden details: Enclosed  
Garden, Front 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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