



MASCROFT ROAD, TROWBRIDGE

£295,000 Freehold

No onward chain - Spacious, four bedroom townhouse, situated in the popular Castlemead area and benefiting from a garage and allocated parking.



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ESTATE AGENTS



Spacious Four Bedroom Family Home in Desirable Castlemead.

This attractive three story, four-bedroom family home offers generous living space throughout and is ideally positioned within the highly sought-after Castlemead development.

Upon entering, you're welcomed by a spacious hallway featuring a cloakroom and access to a versatile study or snug; perfect for working from home or creating a cosy retreat. A well-proportioned dining room flows seamlessly into a bright and large kitchen/dining area at the rear, ideal for everyday living and entertaining alike.

On the first floor, the airy lounge boasts a Juliet balcony, flooding the room with natural light. Also on this floor is the generously sized master bedroom, complete with an en suite shower room for added comfort and convenience.

The top floor offers three further bedrooms and a modern family bathroom, making it perfect for growing families or guests.

Outside, a gated front entrance with steps leads to the main entrance, creating a welcoming first impression. To the rear, the enclosed garden is easy to maintain and features both lawn and dedicated patio areas, offering a perfect space for relaxing or entertaining. A rear gate provides access to the garage and private parking.

Whether you're searching for a spacious family home or a smart investment opportunity, this well maintained property delivers on both fronts with its excellent location and proven rental history.

Please note: there is an Annual Service Charge to Green Square of £199.36





- Close to shops and schools
- Four Bedrooms
- Study
- Dining Room

- Kitchen/Breakfast Room
- First floor lounge
- Garage & Driveway

Entrance Hall

Cloakroom

Study

9'3" x 6'6"

Dining Room

10'0" x 9'6"

Kitchen/Breakfast Room

13'8" x 8'0"

Lounge

13'8" x 11'0"

First Floor

Master Bedroom

13'8" x 9'4"

En-suite Shower Room

Bedroom 2

13'8" x 9'4"

Bedroom 3

11'0" x 6'8"

Bedroom 4

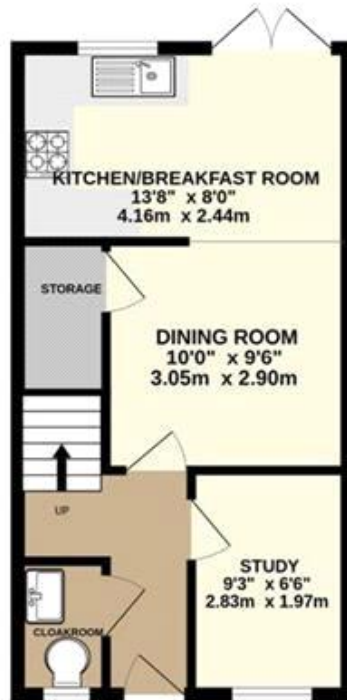
8'7" x 7'0"

Family Bathroom

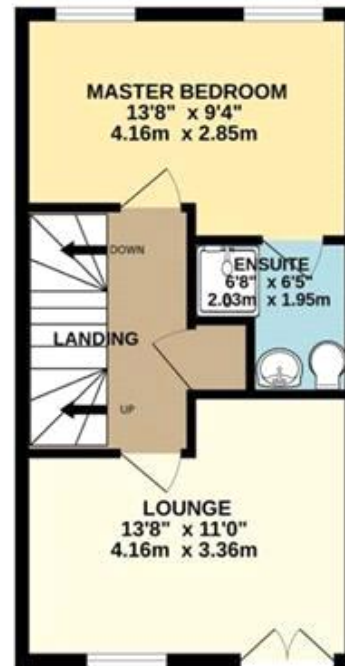
Single Garage

Two Allocated Parking Spaces

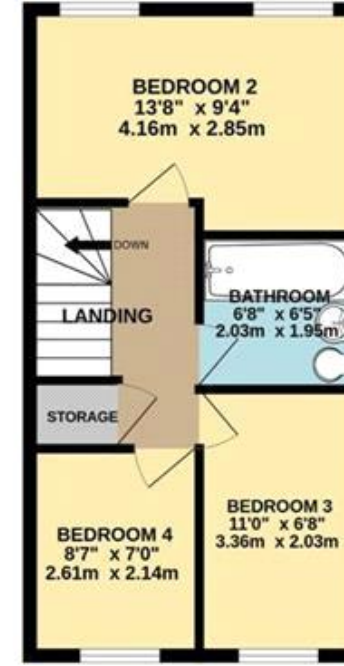
GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



2ND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B		
(69-80) C	82	
(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.

TOTAL FLOOR AREA: 1098 sq.ft. (102.0 sq.m.) 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 mis-statement. 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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Council Tax Band: D
(Wiltshire Council)
Tenure: Freehold
Green Square Annual
Service Charge: £199.36
Parking options: 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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