



44 Ramsbury Walk, Trowbridge, BA14 0UU

Asking Price £175,000

DANIEL JONES
— PROPERTIES —



Bedrooms: 1
Bathrooms: 1
Receptions: 1

Offered to the market with the added benefit of no onward chain, this well-presented end-terrace house is ideally situated in a popular and well-established location within the suburbs of the bustling town of Trowbridge. The open-plan ground floor accommodation is often filled with natural light streaming in through the large double glazed windows at the front of this home, providing a welcoming and spacious room in which to host and relax. On the left as you enter is a cosy sitting area that invites you to unwind at the end of a busy day, with a spacious dining and study area situated behind. Found opposite is a modern quality kitchen with tiled flooring and attractive wooden worktops which sit atop stylish and neutral 'matt white' cupboards and drawers. Featuring a fitted oven, gas four-ring hob, extractor unit with light, a stainless steel sink, washing machine, and a tall fridge-freezer, this turn-key property is move-in ready.

Upstairs, you will find one spacious double bedroom, complete with substantial fitted wardrobe and cupboard storage on both sides, providing ample room for two. A loft hatch leads to a sizeable storage above, and at the far end of the bedroom, a light and neutral bathroom offers a full-sized bath with shower overhead, towel rail, sink, W.C, and large frosted window.

Comfort is assured with gas central heating powered by a recently installed 'Worcester Combi' boiler, as well as modern double-glazing. Externally, the property benefits from its own fully enclosed garden at the front, offering an inviting and low-maintenance space in which to sit, relax, and enjoy an evening meal in the direct South-Westerly sun. Additionally, a private parking space is located adjacent to the garden at the front of the property, adding convenience and peace of mind.



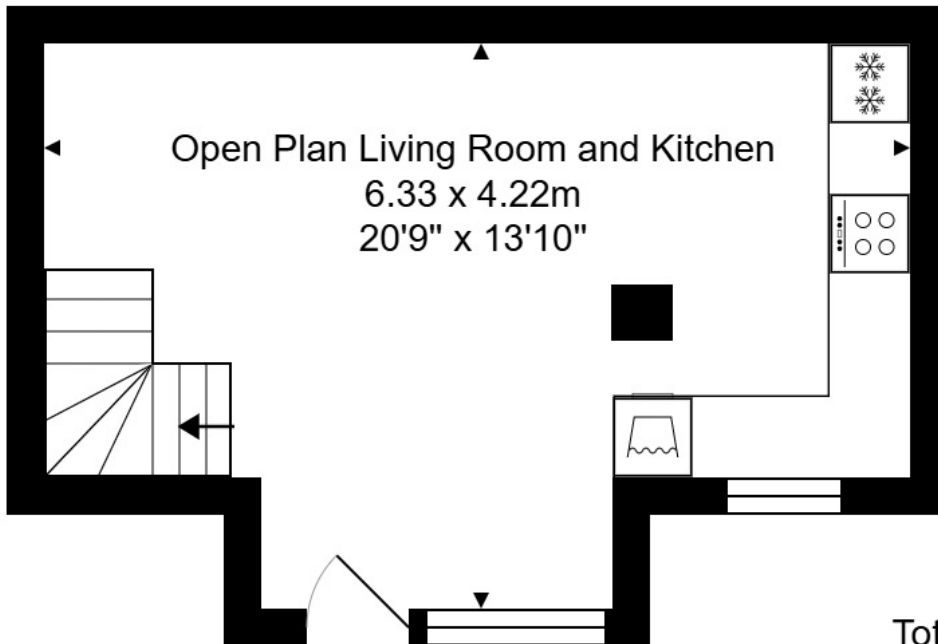
Ramsbury Walk is a popular residential street just off Wiltshire Drive, within a desirable development offering peace and quiet alongside excellent connectivity into and out of Trowbridge. Situated on the southern side of the town, it is close to protected open fields, walks and a play park, with Biss Meadows Nature Reserve just a short level stroll west. The Town Park, which hosts a variety of events throughout the year, provides another great space for families to enjoy. Trowbridge, the county town of Wiltshire, offers a wide range of retail, commercial and leisure facilities, alongside a thriving programme of family events and festivals. A new leisure centre with swimming pool and gym is currently under construction. Trowbridge railway station is approximately 1.5 miles away, providing regular services to Bath, Bristol, Salisbury and Southampton, plus an indirect service to London. For direct London trains, Westbury station is around a 15-minute drive. The A350 and A36 are easily accessible, with Junction 17 of the M4 approximately 30 minutes away. Nearby centres include Bradford on Avon (3 miles), Melksham (7 miles), Devizes (10 miles), Bath (10 miles) and Swindon (20 miles), offering plenty of options for leisure and weekend entertainment.

Tenure: Freehold End-Terrace House
Council Tax Band: A
Current EPC: D (67) // Potential: B (89)
Services: Mains gas radiator central heating // Mains drainage // Mains water
Mains electricity // Double glazing.

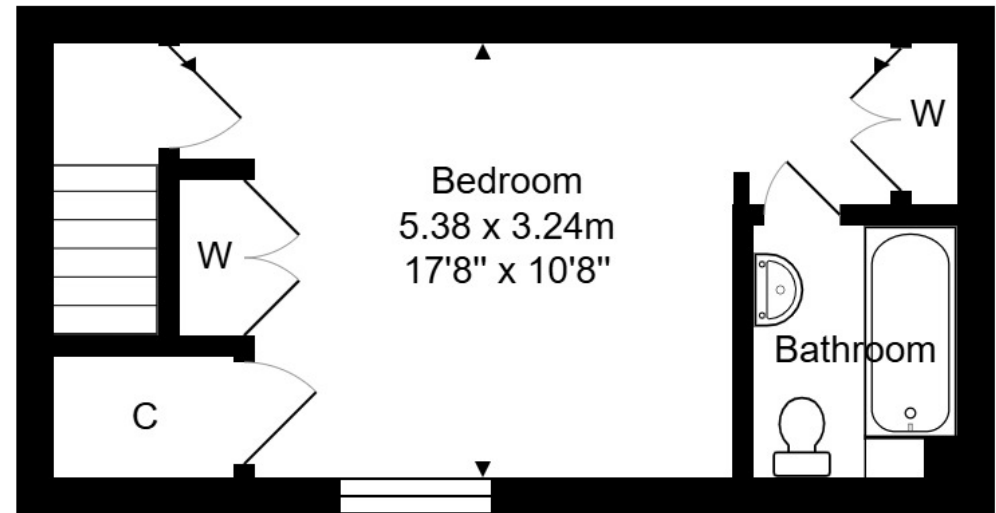
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Ground Floor
Area: 23.5 m² ... 253 ft²



First Floor
Area: 19.5 m² ... 210 ft²



Total Area: 43.0 m² ... 463 ft²

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 purely for illustrative purposes only and should be used as such by any prospective purchaser.
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