

Sold

3 BEDROOM DETACHED BUNGALOW | SPRINGFIELD CLOSE, BA14 | £300,000



## DESCRIPTION

This well presented three-bedroom detached bungalow is pleasantly located in the well-regarded Springfield Close. Placed just off the ever-popular St Thomas Road in a very quiet cul-de-sac, close to the town centre and within easy walking distance to the local shop. Inside there are two double bedrooms and a single, a stylish family bathroom, a good-sized sitting room with fireplace, a contemporary style fitted kitchen with plenty of storage and a part brick-built conservatory providing year-round enjoyment of the garden. At the front there is ample off-road parking for a number of cars leading to a garage and an easy to maintain front garden laid to shingle. At the rear is an extensive gardeners dream, no need for an allotment here with plenty of space to grow your own fruit and vegetables while enjoying the sun's rays with spring just around the corner. All in all, a superb property in a great location that has been very well maintained by the current owner

Springfield Close is very close to the town centre provides many amenities that include St Augustine' Catholic Collage, The John of Gaunt School, The Clarendon Academy and Trowbridge College. There is also a cinema complex, a Marks & Spencers Food Hall and many other shopping facilities, many sports facilities and a main line train station with services to London Waterloo.

Bradford-on-Avon is approximately four miles away, a historical market town with amenities including a supermarket, individual retail outlets, beautiful river and canal walks, doctors surgery and a swimming pool. The World Heritage City of Bath is approximately twelve miles away and just an eighteen minute train journey from Trowbridge Train station. Bath has many fine restaurants and bars, a full range of retail outlets and sporting facilities. Cultural interests include the Theatre Royal, Thermae Spa and numerous museums and galleries.





Train stations can also be found in Bradford-on-Avon and Westbury, providing direct access to the cities of Bath, Bristol and South Wales.

Westbury railway station and the mainline station in Bath also provide direct access to London Paddington.

Tenure: Freehold

Council Tax Band: D

Services: Mains gas, water, electricity and drainage

Local authority: Wiltshire County Council

EPC rating: C

## KEY FEATURES

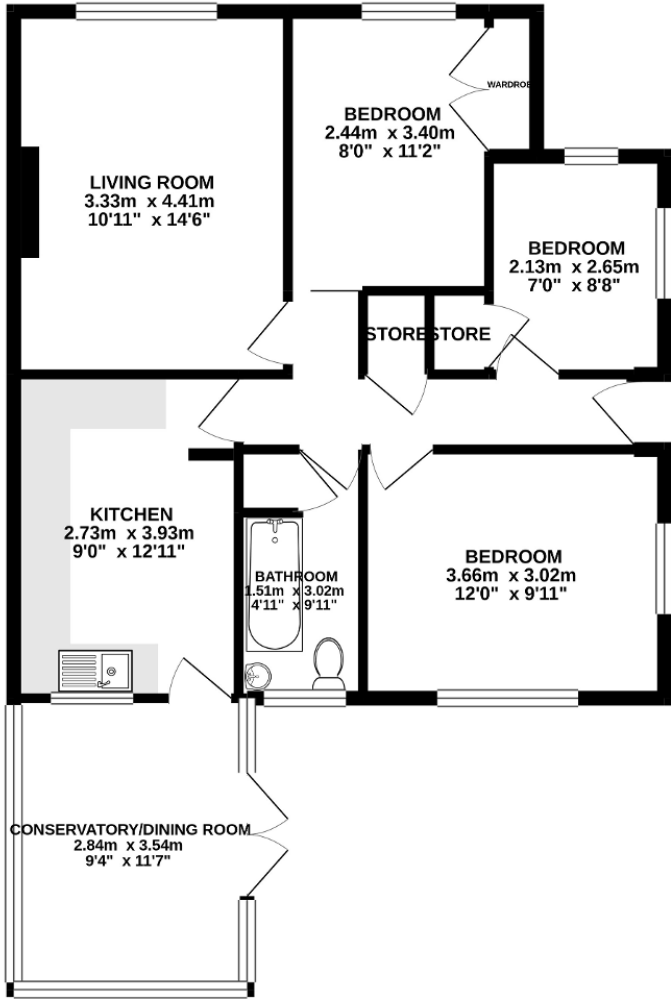
- Three bedroom detached bungalow
- Sitting room with fireplace
- Two double bedrooms and a single
- Large conservatory
- Garage
- Quiet desirable location
- Modern fitted kitchen
- Family Bathroom
- 100 ft rear garden
- Ample off road parking







GROUND FLOOR  
72.6 sq.m. (781 sq.ft.) approx.



TOTAL FLOOR AREA: 72.6 sq.m. (781 sq.ft.) 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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ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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