



3 BEDROOM TERRACED | INNOX ROAD, BA14 | GUIDE PRICE £210,000

## DESCRIPTION

This charming 1930s three-bedroom detached home is ideally located, just a short walk from the town centre and train station. Upon entering, you'll find a spacious entrance hall leading to a sitting room with a bay window and fireplace, a large kitchen/breakfast room that could benefit from modernisation, and a separate dining room. Upstairs, there are two double bedrooms, one featuring a bay window, a single bedroom, and a family bathroom. Outside, the rear offers a substantial fully enclosed garden, primarily lawned, along with off-road parking for two cars. This property presents excellent value as a family home, ready for a new owner to personalise.

Ideally situated to the west of the town centre, the property offers good access to all local amenities found in the town which is within a 10 minute walk. Walwayne Court Primary School and The John of Gaunt School are also found within a short walk, making the property an ideal choice as a family home. There is excellent access to local through routes with the nearby Bradford Road providing superb access to nearby Bradford on Avon, whilst commuters are well served with Trowbridge Rail Station (London Paddington) found just a five minute walk away.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: B

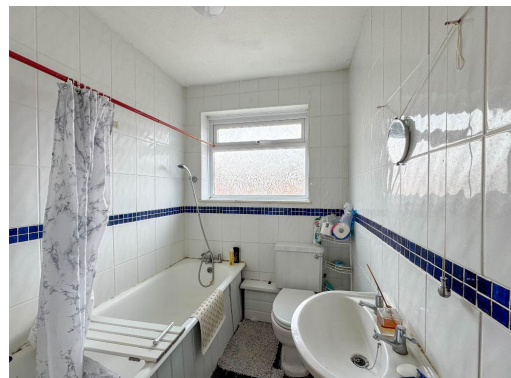
EPC Rating: B

Mains gas, electricity, water and drainage connected.



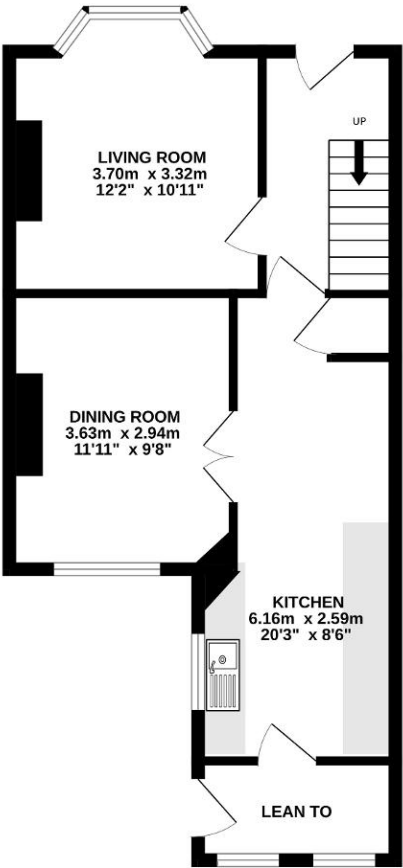
## KEY FEATURES

- Three bedroom home
- 1930's terrace
- Large kitchen/breakfast room
- Separate dining room
- Internal decoration required
- Close to town & train station
- Two doubles & a single bedroom
- Sitting room with bay window & fireplace
- Family bathroom
- Fully enclosed garden & off road parking

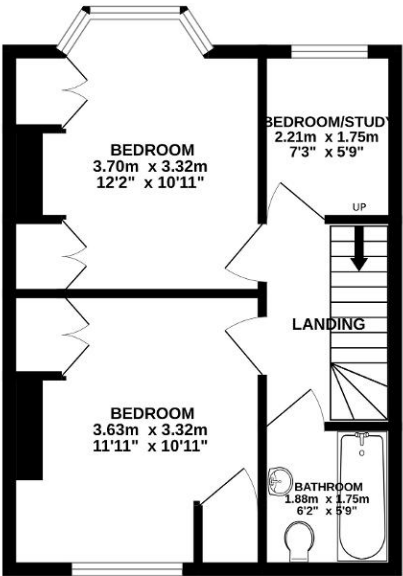




GROUND FLOOR  
44.2 sq.m. (476 sq.ft.) approx.



1ST FLOOR  
34.5 sq.m. (371 sq.ft.) approx.



TOTAL FLOOR AREA : 78.7 sq.m. (847 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	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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