



📍 18 Orchard Road, Trowbridge, Wiltshire, BA14 7AR

🔗 Auction Guide £135,000

- For Sale by Online Auction
- Thursday 3rd April 2025
- Lot 05
- Guide Price £135,000+

🏠 Freehold

📊 EPC Rating C



LOT 05
FOR SALE BY ONLINE AUCTION
THURSDAY 3rd APRIL 2025
GUIDE PRICE £135,000+

3 Bedroom semi-detached house situated in an established residential area close to numerous amenities and within easy reach of the town centre. Ideal first time buy or investment purchase.

Trowbridge is the County town of Wiltshire and thus provides a wide range of amenities including various supermarkets and retail outlets, swimming pool and sports centres, library, doctors and dental surgeries, cinema complex with various bars and restaurants and a mainline railway station providing direct access to the cities of Bath, Bristol and London Waterloo. There are also numerous primary schools and three secondary schools.

The World Heritage City of Bath is about 12 miles away and provides an extensive range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath Spa, a cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

The accommodation comprises on the ground floor; entrance hall, living/dining room and kitchen with door to the garden. On the first floor; Landing, three bedrooms and a bathroom. The property has gas central heating and UPVC double glazing.

To the front is an area laid to lawn with potential to create parking, a side access leads to a brick built garden store and good-sized rear garden.

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Proceed along Orchard Road and the house is on the right.

Situation & Description

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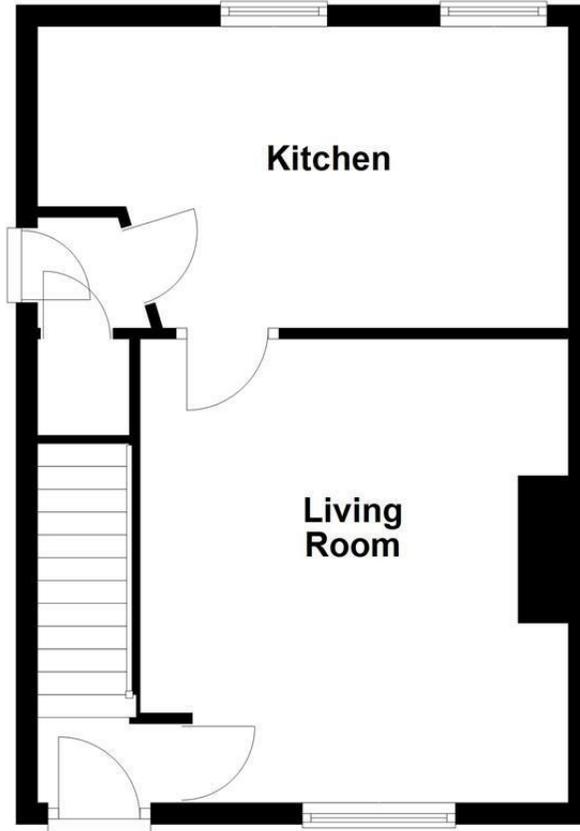
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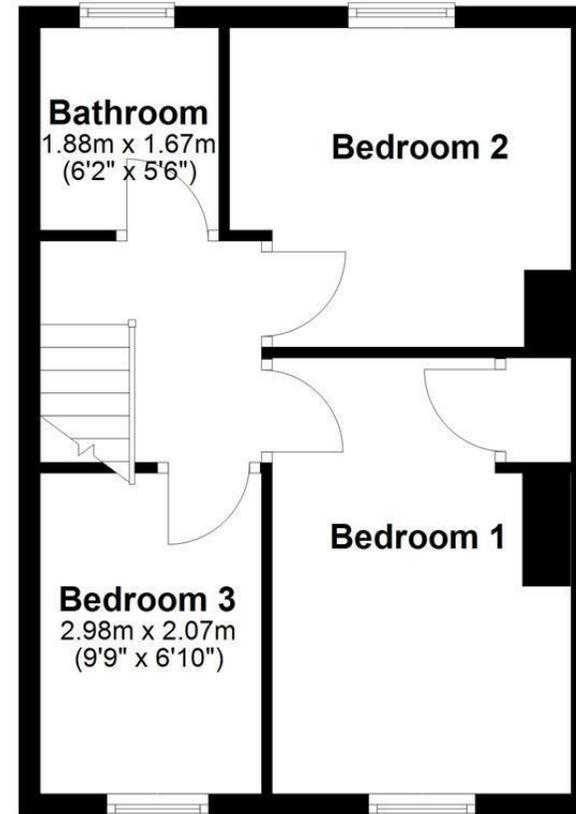
Ground Floor

Approx. 35.7 sq. metres (384.6 sq. feet)



First Floor

Approx. 35.4 sq. metres (380.8 sq. feet)



Total area: approx. 71.1 sq. metres (765.4 sq. feet)

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.