





# welcome to

# **Dursley Road, Trowbridge**

Welcome to your new home on Dursley Road! A beautifully presented two bedroom home in the historic county town of Trowbridge! Offering front and rear gardens, allocated and visitor parking.













#### **Ground Floor**

### Lounge/ Diner

14' 3" max x 13' 3" max ( 4.34m max x 4.04m max )

Spacious lounge with stairs to the first floor.

Double glazed window to the front. Understair storage. TV point. Radiator.

#### **Kitchen**

7' 11" max x 13' 2" max ( 2.41m max x 4.01m max )

Stylish fitted kitchen with access to the rear garden.

Double glazed window to the rear. Door to the rear garden. Wall and base units. Sink and drainer. Breakfast bar. Integrated oven with four ring hob and extractor hood. Plumbing for dishwasher and washing machine. Partially tiled walls.

#### **First Floor**

### Landing

Landing attaching to all first floor accommodation.

Radiator. Loft access,

#### **Bedroom One**

11' 2" max x 11' 5" max ( 3.40m max x 3.48m max )

Good sized master bedroom.

Two double glazed window to the front. Radiator.

#### **Bathroom**

Gorgeous family bathroom.

Bath tub with shower over. Wash hand basin. WC. Radiator. Partially tiled walls.

### **Bedroom Two**

6' 5" x 10' 8" ( 1.96m x 3.25m )

Second bedroom to the rear

Double glazed window to the rear. Radiator,

### Outside

### Gardens

Low-maintenance front and rear gardens.

Front - Gravel front garden.

Rear - Paved courtyard-style garden with wood panel fencing and picket gate.

# **Parking**

One allocated space and visitor space.





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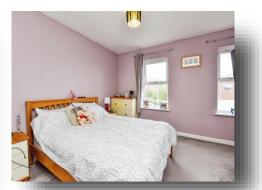
# **Dursley Road, Trowbridge**

- Two Bedroom Home.
- Well Presented Throughout.
- Close To Local Shops & Amenities.
- Allocated Parking.
- Front & Rear Gardens.

Tenure: Freehold EPC Rating: C

£220,000







County Way Glasses Map data ©2024

Please note the marker reflects the

postcode not the actual property

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Property Ref: WST107150 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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