



**Wrights**  
01225 755553

Adcroft Street, Trowbridge, Wiltshire, BA14 8PF

£239,950

## Situation

The property is situated within easy walking distance of the town centre, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge.

The World Heritage City of Bath is also just 15 miles away, famed for its shopping, period buildings and many places of cultural interest.



**3 bedroom Grade II listed property**

**Situated close to Trowbridge town centre and railway station**

**Kitchen/Diner**

**Downstairs cloakroom/utility room**

**Three double bedrooms**

## Period features

**Working open fireplace**

**Private enclosed south west facing rear garden**

**Garden room with power**

**Gas central heating**

**Vendor suited**



This charming three bedroom grade II listed terraced property is situated within easy reach of Trowbridge town centre and railway station. The property offers many period features including exposed timber beams and feature fireplaces.

On the ground floor is a cosy lounge with double doors to a study and an archway to the kitchen/diner and cloak/utility room. Upstairs are two double bedrooms with built in wardrobe spaces, and a spacious shower room. On the second floor is a generous bedroom with a quaint window seat overlooking the garden.

Externally the property offers distinct patio and lawn areas, providing a versatile outdoor space. A brick built outbuilding with power gives potential for a home office or studio.

Vendor suited.

### The property comprises

#### Ground Floor

##### Entrance Hall

With slate tiled flooring and radiator.

##### Lounge 13' 1" x 11' 3" (4m x 3.44m)

With wood laminate flooring, radiator, working open fireplace, stairs to the first floor, double doors to the study and an archway to the kitchen/diner.

##### Study/Dining Room 9' 1" x 9' 8" (2.77m x 2.95m)

With wood laminate flooring, feature fireplace, radiator and PVCu double glazed window to the front.

##### Kitchen/Breakfast Room 12' 10" x 15' 3" (3.90m x 4.65m)

With slate tiled flooring, range of eye level and base units with solid wood worktops and tiled splash backs, space for electric cooker and American style fridge/freezer, Belfast sink unit, integrated dishwasher, radiator, exposed timber beams, Velux windows and PVCu double glazed patio doors to the garden.

##### Cloakroom/Utility

With slate tiled flooring, space for washing machine with worktop over and tiled splash back, cupboard housing gas combi boiler (installed 2023), high level W.C, hand basin with vanity unit under and obscured PVCu double glazed window to the rear.

#### First Floor

##### Landing

With radiator.

##### Bedroom 2 16' 3" x 9' 11" (4.95m x 3.02m)

With feature fireplace, a range of built in wardrobes, radiator and PVCu double glazed window to the front.

##### Bedroom 3 10' 5" x 9' 3" (3.17m x 2.81m)

With radiator, built in wardrobe and shelving, stairs to Bedroom 1 and PVCu double glazed window to the rear.

### Shower Room

With white suite comprising close coupled W.C, shower enclosure with mains rainfall shower over and pedestal hand basin, Victorian style heated towel rail and PVCu double glazed windows to the rear.

### Second Floor

#### Bedroom 1 *15' 8" x 13' 11" (4.78m x 4.23m)*

With radiator, eaves storage and PVCu double glazed window with fitted shutters.

### Externally

#### To the Front

The property offers a small front garden area laid to patio with a covered porch leading to the front door.

#### To the Rear

The enclosed rear garden features a patio seating area, with steps leading up to an area laid to lawn complimented by variety of mature plants and shrubs and circular paving stones. At the end of the garden you'll find a brick built out building with power and light, ideal for use as a home office. The property also offers sole ownership of a dual access side entrance, providing convenient entry to the front of the home.

#### Outbuilding *14' 3" x 9' 4" (4.35m x 2.85m)*

With power, light and PVCu double glazed windows.

### Tenure

The property is sold as Freehold.

### Council Tax

The property is currently in council tax band B

### Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

### Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1000Mbps

### Mobile Phone Coverage

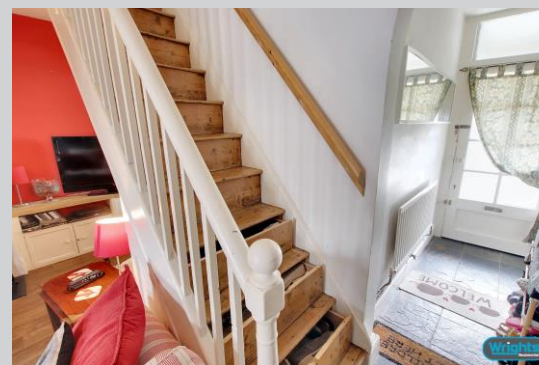
Outdoor coverage is likely - source Ofcom.

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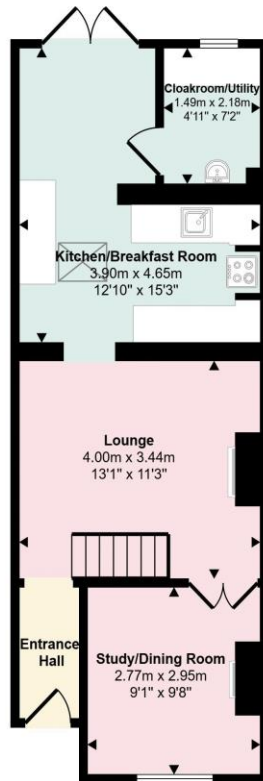


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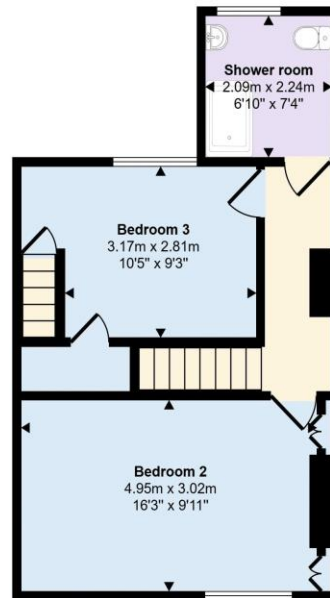
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Approx Gross Internal Area  
118 sq m / 1275 sq ft

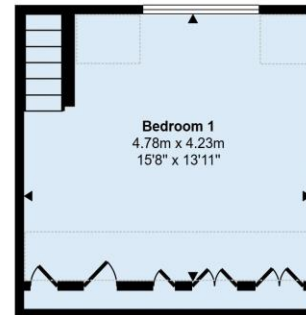


Ground Floor  
Approx 44 sq m / 472 sq ft

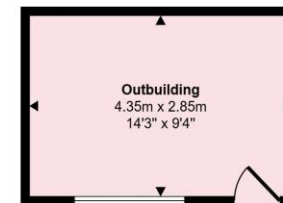
Denotes head height below 1.5m



First Floor  
Approx 40 sq m / 429 sq ft

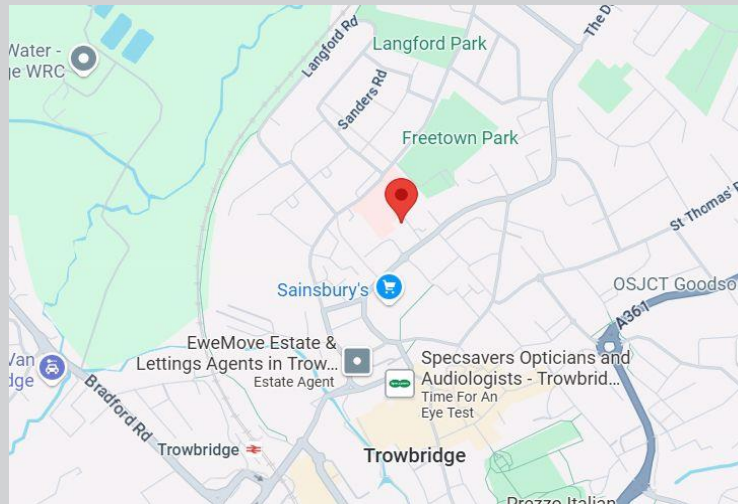
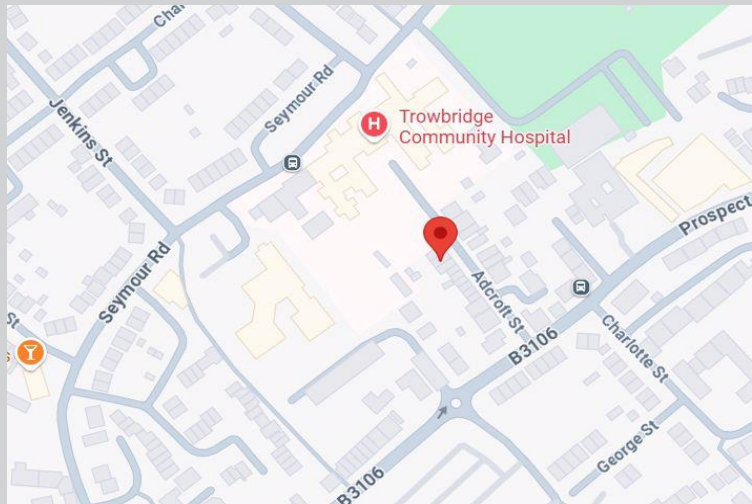
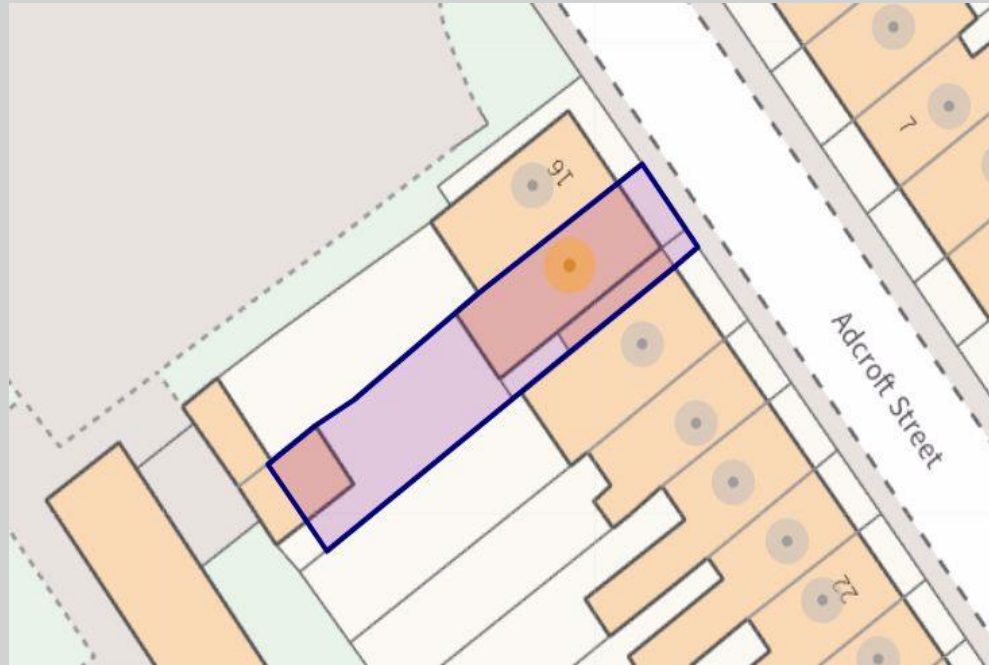


Second Floor  
Approx 22 sq m / 240 sq ft



Garden Room  
Approx 12 sq m / 133 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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## Disclaimer

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