



KINGSTONS



5 Eastbourne Road

Trowbridge BA14 7HW

- FOUR Bedroom, Grade II Listed Townhouse
- Two Reception Rooms
- Cloakroom & Family Bathroom
- UPVC Double Glazed Sash Windows
- Detached Garage
- Close to the Town Centre, Primary School & Shop
- Large Kitchen/Breakfast Room & Utility
- Gas Central Heating System
- Enclosed South-West Facing Garden
- Viewing Recommended

Guide Price £270,000



ACCOMMODATION

All measurements are approximate

LOWER GROUND FLOOR

Kitchen/Breakfast Room

16'1" x 11'4" (4.90 x 3.45)

UPVC double glazed window to the front. Radiator. Solid pine base mounted units with solid wood work surfaces and tiled splash-backs. Large built-in dresser. Ceramic sink drainer unit with swan neck mixer tap. Space for electric cooker with stainless steel extractor hood over. Space for under-counter fridge. Space for fridge/freezer. Space for dining table. Newly installed Vaillant boiler. Vinyl tiled flooring.

Dining Room

16'1" x 12'4" (4.90 x 3.76)

Internal window to the rear. Radiator. Wood effect flooring. Door to stairs leading to the ground floor. Understairs cupboard. Door to the:

Utility

7'7" x 7'6" max (2.31 x 2.29 max)

Rolled top work surface. Plumbing for washing machine. Space for dryer. Wood effect flooring. Internal window to the side. Door to the rear porch. Door to the:

Cloakroom

Window to the rear. Radiator. Wash hand basin with tiled splash-back and w/c. Tiled flooring.

Rear Lobby

8'6" x 7'10" (2.59 x 2.39 (2.60 x 2.38))

Windows and part glazed door to the rear. Vinyl flooring.

GROUND FLOOR Entrance Hall

Obscured glazed door to the front with transom window over. Mat-well. Radiator. Coving and feature archway. Stairs to the first floor. Stairs to the lower ground floor. Doors off and into:



Sitting Room

12'7" x 10'7" (3.84 x 3.23)

Double glazed window to the rear. Radiator. Feature cast iron fireplace with wood mantle and surrounds; and tiled inserts. Picture rail and coving. Open plan to the:

Living Room

12'8" x 11'8" (3.86 x 3.56)

UPVC double glazed sash window to the front. Radiator. Picture rail, ornate coving and ceiling rose.

Family Bathroom

Two obscured double glazed windows to the rear. Chrome towel radiator. Four piece white suite with fully tiled surrounds comprising panelled bath with shower mixer tap, corner shower cubicle with electric shower and sliding doors enclosing, wash hand basin with cupboard under and w/c with dual push flush. Wood effect vinyl flooring.

FIRST FLOOR Landing

Double glazed window to the rear. Smoke alarm. Balustrade. Stairs to the second floor. Doors off and into:

Bedroom One

13'6" x 11'3" (4.11 x 3.43)

Two UPVC double glazed sash windows to the front. Radiator. Run of wardrobes with mirrored doors enclosing.

Bedroom Two

11'3" x 10'7" (3.43 x 3.23)

UPVC double glazed sash window to the rear. Radiator. Feature fireplace.

SECOND FLOOR Landing

Smoke alarm. Access to part boarded loft space. Door to eaves storage. Balustrade. Doors off and into: Storage cupboard.

Bedroom Three

16'3" x 9'3" (4.95 x 2.82)

Double glazed window to the front. Radiator.

Bedroom Four

10'11" x 8'8" (3.33 x 2.64 (3.32 x 2.65))

Double glazed window to the rear. Radiator.

EXTERNALLY

To The Front

Stone pillars and path leading to steps to the front door. Mixed border with a variety of plants and shrubs. Stone walling enclosing with feature circular ironwork.

To The Rear

Good sized south-west facing garden comprising patio area to the immediate rear, area laid to lawn and a variety of plants, trees and shrubs. Enclosed by fencing and walling. Path leading to garage and rear gated pedestrian access.

Garage

16'4" x 9'4" (4.98 x 2.84)

Up and over door to the front - not in full working order. Windows to the rear. Door to the side.

AGENTS NOTE:

There is potential to create a driveway for two vehicles by either removing or relocating the garage.

AGENTS NOTE:

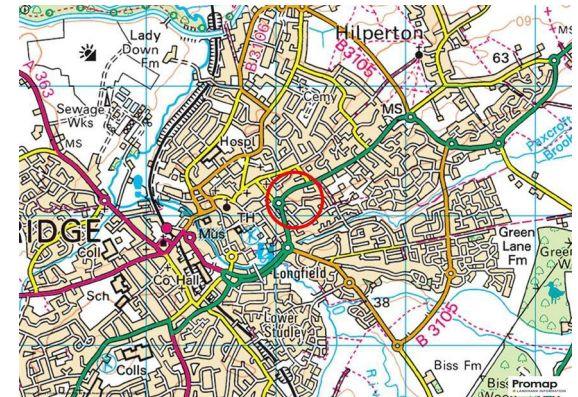
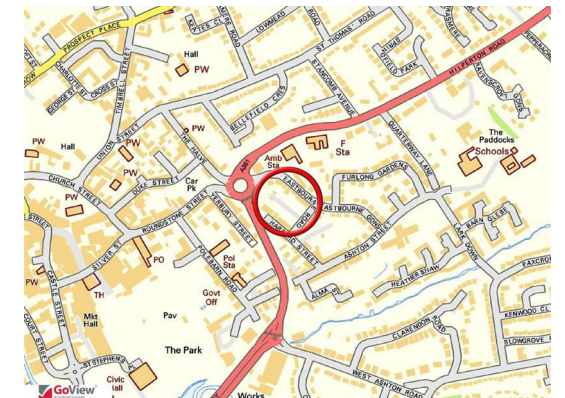
Wiltshire council gave the previous vendors and neighbours permission over thirty years ago to install double glazed windows to the property when Eastbourne was converted from an unadopted road to an adopted road.



Tenure **Freehold**
 Council Tax Band **B**
 EPC Rating



Total area: approx. 168.3 sq. metres (1812.0 sq. feet)



KINGSTONS
 Trowbridge Office

5C-5D Fore Street, Wiltshire,
 BA14 8HD

Contact

01225 777720
 sales@kingstonstrowbridge.co.uk
 kingstonstrowbridge.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.