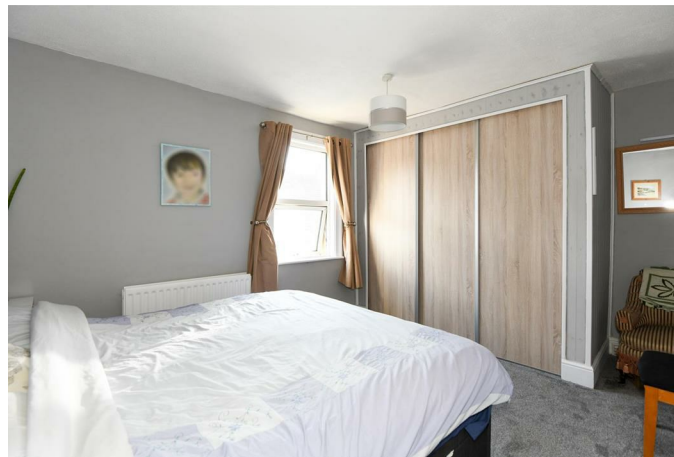




7 West Street Trowbridge BA14 0AH

- Spacious Victorian Semi-Detached Off Wingfield Road
- Two Reception Rooms
- Two Double Bedrooms
- UPVC Double Glazing
- South-West Facing Garden
- Close to Railway Station, Schools, Park & Town Centre Amenities
- Refitted Kitchen
- Refitted Bathroom
- Gas central Heating
- Early Viewing Recommended

Guide Price £225,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Part glazed panelled door the front with transom window over. Radiator. Wood effect flooring. Doors off.

Living Room

11'2 x 10'4 (3.40m x 3.15m)
UPVC double glazed window to the front. Radiator. Television and telephone points.

Dining Room

14'1 x 13'7 (4.29m x 4.14m)
UPVC double glazed window to the rear. Radiator. Stairs to the first floor with storage under. Thermostat. Wood effect flooring. Door to the:

Refitted Kitchen

15'4 x 7'9 max (4.67m x 2.36m max)
UPVC double glazed window to the side. Range of modern wall, base and drawer units with metro tiled surrounds and wood effect work surfaces. Composite single sink drainer unit with mixer tap. Built-in four-ring electric hob. Built-in high level stainless steel Neff electric double oven. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Wood effect flooring and inset ceiling spotlights. UPVC double glazed door to the side.

FIRST FLOOR

Landing

Smoke alarm. Doors off.

Bedroom One

13'11 x 11'3 (4.24m x 3.43m)
UPVC double glazed window to the front. Radiator. Built-in triple wardrobe with sliding doors enclosing. Opening to storage cupboard with shelving. Television point.

Bedroom Two

10'7 x 10'7 (3.23m x 3.23m)
UPVC double glazed window to the rear. Radiator.

Refitted Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Airing cupboard housing Worcester combi boiler. Extractor fan. Vinyl flooring and inset ceiling spotlights.

EXTERNALLY

To The Front

Gate and path to the front door with entrance light. Variety of plants and shrubs. Enclosed by walling and railings. Side pedestrian access to the rear.

To The Rear

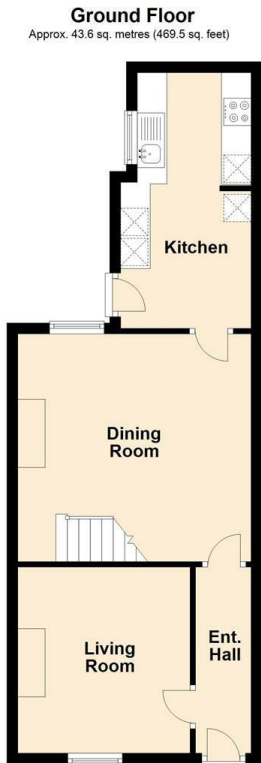
Good sized south-west facing garden with private aspect. Courtyard area to the immediate side/rear with tap, power point and gate enclosing. Main garden area with hard standing/patio area, raised beds and area laid to lawn with tree and shrubs. Picket fence enclosing additional garden area with trees and shrubs; and garden shed. All enclosed by fencing.

AGENTS NOTE:

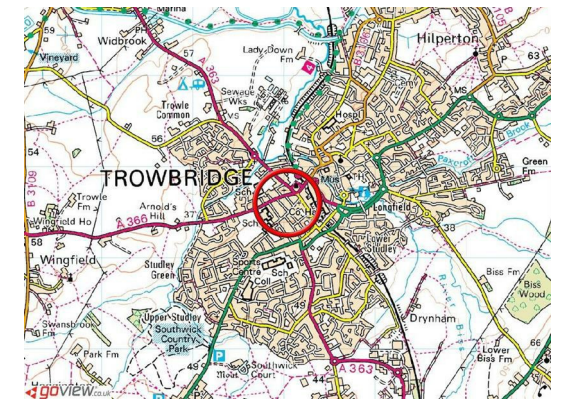
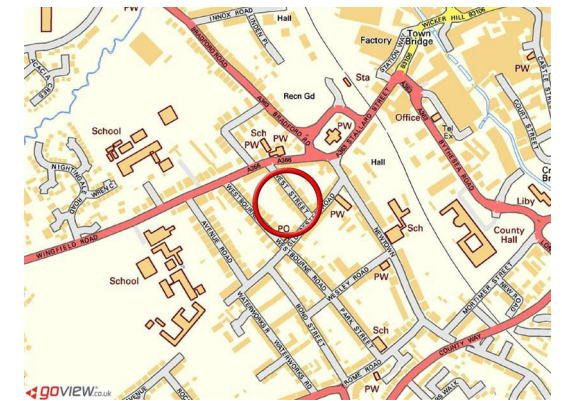
There is pedestrian right of access across the immediate rear to allow neighbours pedestrian and refuse access.



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



Total area: approx. 83.0 sq. metres (893.9 sq. feet)




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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.