



70 Ashton Street

Trowbridge BA14 7ET

- Spacious Victorian Terrace House
- 22ft Lounge/Dining Room
- Two Double Bedrooms
- UPVC Double Glazing
- South-East Facing Garden
- Close to Town Centre, Supermarket & Cinema Complex
- Kitchen & Breakfast Room
- First Floor Bathroom
- Modern Electric Heating (2023)
- No Onward Chain

Offers Over £210,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Part glazed panelled door to the front. Wood effect flooring, dado rail, coving and ceiling rose. Fuse box. Panelled door to the:

Lounge/Dining Room

22'5 x 13'5 max (6.83m x 4.09m max)
UPVC double glazed window to the front. Two electric radiators. Two feature fireplaces, one with cast iron stove. Wood effect flooring and coving. Television point. Alcoves with two built-in display cabinets. Carbon monoxide alarm. Stairs to the first floor with small cupboard under. Part glazed door to the:

Breakfast Room

13'1 x 5'5 (3.99m x 1.65m)
UPVC double glazed window and door to the rear. Electric radiator. Tiled flooring. Opening to the:



Kitchen

12'7 x 7'3 (3.84m x 2.21m)
UPVC double glazed window to the rear. Range of solid wood wall, base and drawer units with rolled top work surfaces. Stainless steel sink drainer unit. Electric cooker. Space for under counter fridge and plumbing for washing machine. Tiled flooring. Doors to small cupboard. Alcove with shelving.

FIRST FLOOR

Landing

Balustrade. Dado rail, coving and ceiling rose. Access to loft space. Smoke alarm. Doors off and into: linen cupboard with shelving.

Bedroom One

13'4 x 10'8 (4.06m x 3.25m)
UPVC double glazed window to the front. Electric radiator. Brand new carpet, coving and ceiling rose. Feature cast iron fireplace.

Bedroom Two

11'3 x 7'9 (3.43m x 2.36m)
UPVC double glazed window to the rear. Electric radiator. Wood effect flooring, coving and ceiling rose. Feature cast iron fireplace.

Bathroom

Obscured UPVC double glazed window to the rear. Electric chrome towel radiator. Three piece white suite comprising panelled bath, pedestal wash hand basin and w/c. Wall mounted gas boiler. Carbon monoxide alarm. Vinyl flooring.

EXTERNALLY

To The Front

Gate and path to the front door with storm porch over. Walled courtyard area.

To The Rear

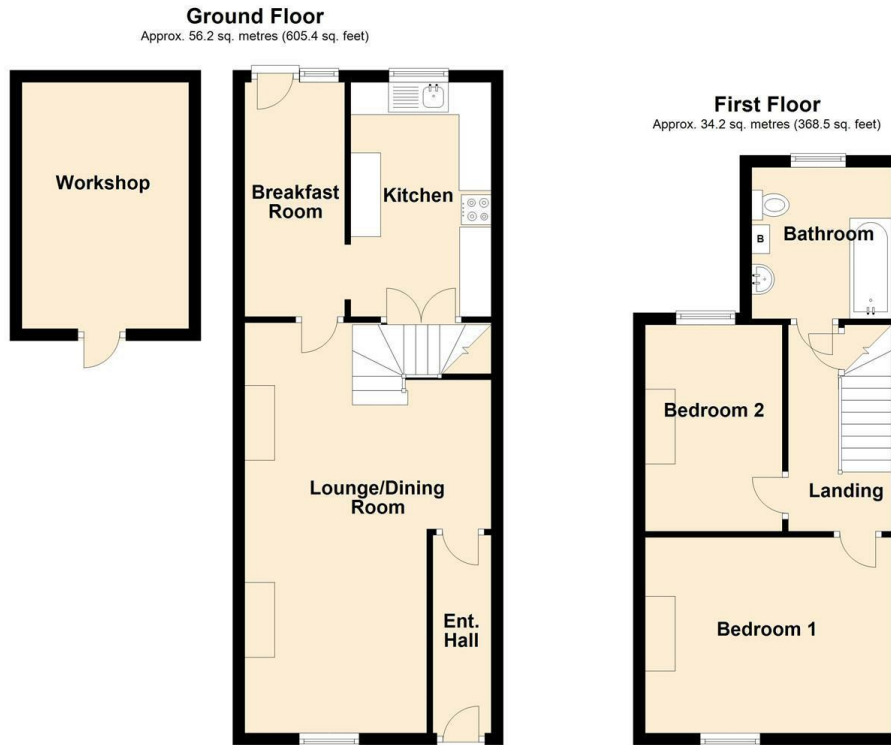
Good sized enclosed south-east facing garden comprising paved patio area to the immediate rear, steps down to area laid to lawn and border with a variety of plants and shrubs. Path leading to additional area laid to paving with garden shed and workshop. Enclosed by fencing.

Workshop

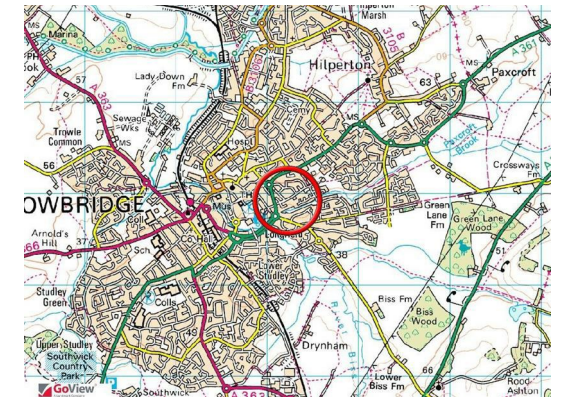
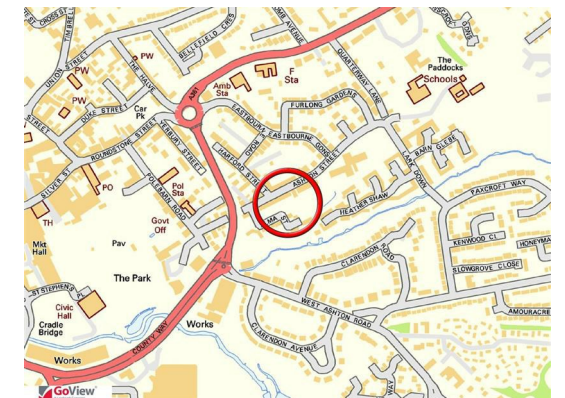
13'6 x 9'2 (4.11m x 2.79m)
Door to the front. Power.



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



Total area: approx. 90.5 sq. metres (973.9 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.