



20 Bond Street Trowbridge BA14 0AS

- Well Presented & Deceptively Spacious Victorian Terraced House
- Open Plan Lounge/Dining Room
- Modern Refitted Ground Floor Bathroom
- UPVC Double Glazing
- Enclosed Rear Garden
- Close to Town Centre, Shop, Schools & Railway Station
- Modern Refitted Kitchen
- Two Bedrooms & Loft Room
- Gas Central Heating with Modern Combi Boiler
- No Onward Chain

Guide Price £199,500



ACCOMMODATION

All measurements are approximate

Lounge/Dining Room

24'8 x 11'5 (7.52m x 3.48m)

Obscured UPVC double glazed door to the front. UPVC double glazed window to the front. Two radiators. Feature stone fireplace with open fire. Additional fireplace. Wood effect flooring and wall lights. High level cupboard with fuse box and electric meter. Stairs to the first floor with cupboard under. Window opening and doorway to the:

Refitted Kitchen

9'11 x 9'9 (3.02m x 2.97m)

UPVC double glazed window to the rear. Kick space heater. Range of modern wall, base and drawer units with tiled splash-backs and square edge work surfaces. Stainless steel single sink drainer unit with mixer tap. Gas cooker with extractor over. Plumbing for washing machine and dishwasher. Integrated fridge/freezer. Cupboard housing Vaillant combi boiler. Vinyl flooring and inset ceiling spotlights. Door to the:

Rear Hall

Obscured UPVC double glazed door to the side. Vinyl flooring. Door to the:



Refitted Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator and electric fan heater. Modern three piece white suite with aqua-board surrounds comprising panelled bath with rain-fall shower over, additional shower attachment and glass screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Illuminated mirror. Tiled flooring. Extractor fan.

FIRST FLOOR

Bedroom One

11'4 x 11'2 (3.45m x 3.40m)
UPVC double glazed window to the front. Radiator. Exposed brick work. Door to under stairs cupboard. Doorway to:

Inner Landing

Space saving stairs to the loft room. Door to:

Bedroom Two

10'4 x 10'0 (3.15m x 3.05m)
UPVC double glazed window to the rear. Radiator. Built-in wardrobe, cupboard and drawers. Wood effect flooring.

Loft Room

11'8 x 10'1 (3.56m x 3.07m)
Double glazed Velux window to the rear.

EXTERNALLY

To The Front

Gate and path to the front door with storm porch over. Courtyard area enclosed by fencing and walling. Gas meter.

To The Rear

Enclosed rear garden comprising raised patio area to the immediate rear with wall enclosing, steps down to area laid to artificial lawn. Garden shed. Outside tap. Enclosed by fencing with gated rear pedestrian access.



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

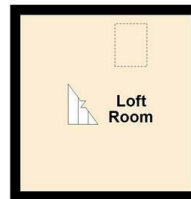
Ground Floor
 Approx. 40.6 sq. metres (437.5 sq. feet)



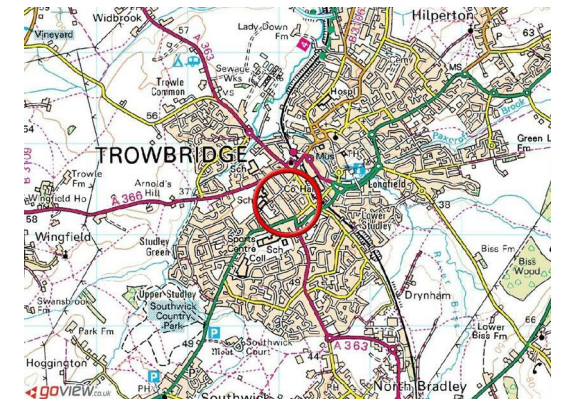
First Floor
 Approx. 25.9 sq. metres (279.3 sq. feet)



Second Floor
 Approx. 12.3 sq. metres (132.1 sq. feet)



Total area: approx. 78.9 sq. metres (848.9 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.