



**KINGSTONS**



## Rainbow House, 50 Timbrell Street

Trowbridge BA14 8PN

- Individual Victorian, detached property boasting plenty of period features & character charm
- Three reception rooms
- Three Bedrooms
- Gas central heating & UPVC double glazing
- Gated driveway
- Situated just off the town centre, close to amenities, town park & railway station
- Modern fitted kitchen
- Cloakroom, en suite & bathroom
- Private courtyard garden
- No onward chain

**Offers Over £260,000**







## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Hardwood panelled door to the front with transom window. UPVC double glazed window to the front. Radiator. Stairs to the first floor with recess under. Original tiled flooring and coving. Cupboard housing fuse box and electric meter. Panelled doors off and into:

### Living Room

13'5" x 11'10" (4.10 x 3.62)

UPVC double glazed windows to the front with stone mullion. Radiator. Feature fireplace with wood mantle and tiled surrounds. Coving. Alcove with shelving.

### Dining Room

12'9" x 11'3" (3.90 x 3.45)

UPVC double glazed window to the front. Two UPVC double glazed windows to the side with stone mullion. Radiator. Wood effect flooring, coving and ceiling rose. Built-in corner display cabinet. Panelled door to storage cupboard with shelving and small obscured UPVC double glazed window to the side. Panelled door to the:

### Kitchen

18'0" x 6'10" (5.50 x 2.10)

UPVC double glazed windows to the front and side. Radiator. Range of modern wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in electric oven and four-ring gas hob with extractor hood over. Plumbing for washing machine and dishwasher. Space for fridge and freezer. Panelled door to larder cupboard. Tiled flooring. Enclosed Vaillant gas fired boiler. Glazed door to the rear hall. Glazed door to the:

### **Garden Room**

10'5" x 9'2" (3.20 x 2.80)

UPVC double glazed window and door to the side into courtyard. Obscured UPVC double glazed window and door to the front onto driveway. Radiator. Tiled flooring. Ceiling light and fan.

### **Rear Hall**

Obscured UPVC double glazed door to the rear into courtyard. Radiator. Vinyl flooring. Doors to storage cupboard. Door to the:

### **Cloakroom**

Obscured UPVC double glazed window to the rear. Tiled surrounds with Belfast sink and w/c.

## **FIRST FLOOR**

### **Landing**

UPVC double glazed window to the side. Feature archway. Access to loft space. Smoke alarm. Panelled double doors to large walk-in storage cupboard with small obscured UPVC double glazed window to the side. Panelled doors off and into:

### **Bedroom One**

12'6" x 11'11" max (3.82 x 3.64 max)

UPVC double glazed windows to the front with stone mullion. Radiator. Feature cast iron fireplace. Vanity wash hand basin. Coving.

### **Bedroom Two**

11'4" x 11'1" (3.46 x 3.40)

UPVC double glazed window to the front. Two UPVC double glazed windows to the side with stone mullion. Radiator. Panelled door to:

### **Bedroom Three**

15'1" x 6'10" (4.60 x 2.10)

Two UPVC double glazed windows to the front. Radiator. Double doors to airing cupboard with hot-water tank and shelving. Panelled door to the:

### **En Suite Shower Room**

Chrome towel radiator. Three piece white suite with fully tiled surrounds comprising shower cubicle with electric shower and bi-fold doors enclosing, wash hand basin and w/c. Extractor fan. Vinyl flooring.

### **Family Bathroom**

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with fully tiled surrounds comprising panelled bath with shower mixer tap, wash hand basin and w/c. Extractor fan. Vinyl flooring.

## **EXTERNALLY**

### **To The Front**

Iron double gates leading onto driveway for one vehicle. Courtyard area to the front. All enclosed by walling and iron railings.

### **Courtyard Garden**

Enclosed private courtyard comprising covered paved area to the immediate rear and open courtyard area. All enclosed by walling.

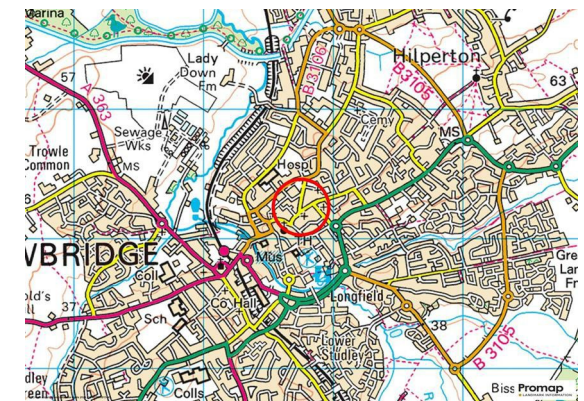
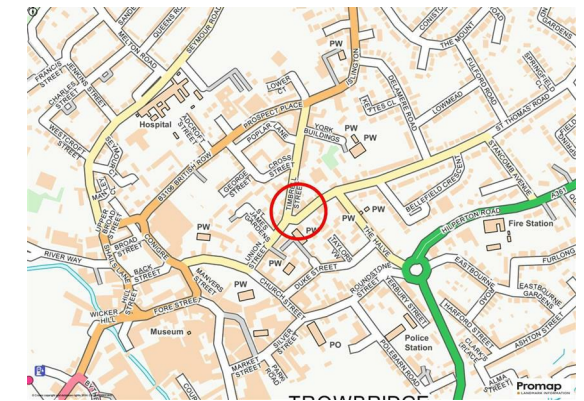




Tenure **Freehold**  
Council Tax Band **D**  
EPC Rating **E**



Total area: approx. 110.3 sq. metres (1187.2 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.