



## 10 West Ashton Road

Trowbridge BA14 7BG

A fantastic opportunity to purchase a Victorian bay fronted, terraced house situated on a well regarded road, close to the town centre and amenities, boasting plenty of period charm and large rear garden. The property comprises entrance hall, living room with open fire, dining room with dresser, modern kitchen, utility room, cloakroom, two double bedrooms, first floor four piece bathroom and large loft room. Features include gas central heating system, UPVC double glazing and no onward chain. Viewing is highly recommended.

**Offers Over £210,000**







## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Double glazed panelled door to the front with leaded transom window over. Radiator. Dado rail, coving and cornice. Stairs to the first floor. Door to the:

### Dining Room

11'9" x 11'5" (3.60 x 3.50)  
UPVC double glazed window to the rear. Radiator. Alcove with built-in dresser. Exposed wood flooring and coving. Doorway to the kitchen. Door to understairs storage cupboard. Opening to the:

### Living Room

12'1" x 11'9" (3.70 x 3.60)  
UPVC double glazed bay sash window to the front. Radiator. Feature open fireplace with wood mantle and tiled surrounds. Exposed wood flooring and coving.

### Kitchen

7'10" x 6'10" (2.40 x 2.10)  
UPVC double glazed window to the side. Selection of modern wall, base and drawer units with tiled splash-backs and wood effect work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Cooker with extractor hood over. Space for fridge. Wall mounted Ideal boiler. Vinyl flooring. Opening to the:



### Utility Room

10'9" x 7'2" (3.30 x 2.20)  
UPVC double glazed windows to the rear and side. UPVC door to the side.  
Radiator. Plumbing for washing machine.  
Vinyl flooring. Double louvered doors to storage cupboard. Door to the:

### Cloakroom

Window to the rear. W/C. Vinyl flooring.

## FIRST FLOOR

### Landing

Balustrade. Double doors to large linen cupboard with radiator. Doors off and into: stairwell with stairs leading to the loft room.

### Bedroom One

15'4" x 12'1" (4.69 x 3.70)  
UPVC double glazed bay sash window to the front. UPVC double glazed sash window to the front. Radiator. Feature fireplace with cast iron fire. Exposed wood flooring and coving.

### Bedroom Two

11'5" x 8'6" max (3.50 x 2.60 max)  
UPVC double glazed window to the rear. Radiator. Exposed wood flooring.

### Bath & Shower Room

UPVC double glazed window to the rear. Radiator. Four piece white suite with tiled surrounds comprising panelled bath with shower mixer tap, corner shower cubicle

with mains shower and sliding doors enclosing, pedestal wash hand basin and w/c. Exposed wood flooring.

## SECOND FLOOR

### Loft Room

18'0" x 11'8" (5.50 x 3.56)  
Double glazed Velux window to the rear. Radiator. Balustrade.

## EXTERNALLY

### To The Front

Path to the front door with storm porch over. Area laid to gravel with shrubs. Space for bins.

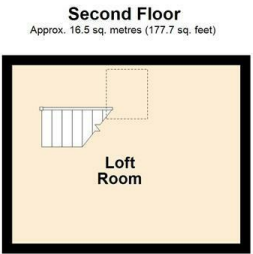
### To The Rear

Large enclosed garden comprising large patio area to the immediate rear, large area laid to lawn and a variety of plants, trees and shrubs. Enclosed by fencing. Gated side pedestrian access leading across the rear of number 11.

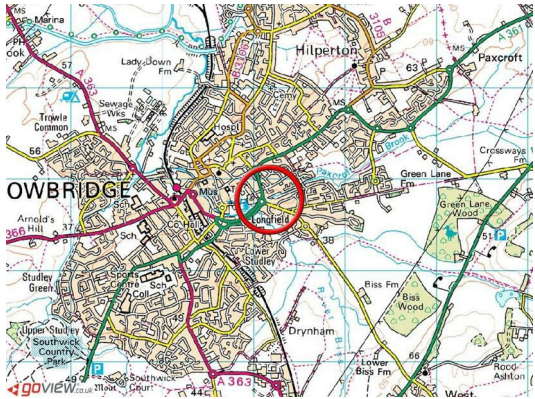
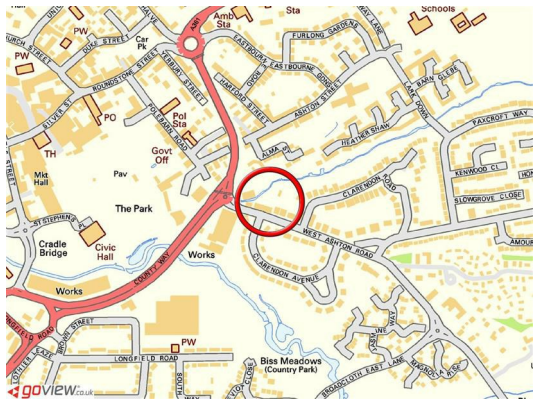




Tenure **Freehold**  
Council Tax Band **B**  
EPC Rating **E**



Total area: approx. 104.4 sq. metres (1124.1 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.