

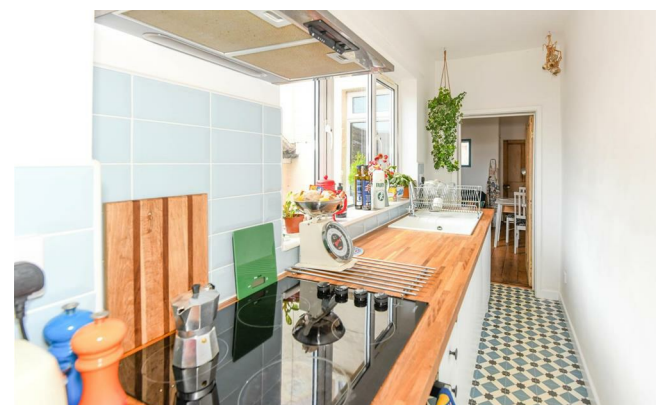


29 Bond Street Buildings

Trowbridge BA14 0AN

A fantastic opportunity to purchase this well presented and upgraded two bedroom Victorian terrace house situated close to the town centre and railway station. The property has undergone a programme of refurbishment in recent years and boasts refitted kitchen with integrated appliances, two reception rooms, two good sized bedrooms and refitted family bathroom with mains shower. uPVC double glazing, new central heating infrastructure attached to existing Ideal Logic combi boiler; and fully rewired including 18th edition CCU (fuse board), Interlinked LD2 smoke alarm system, LED lighting throughout. To the front of the house is a good sized garden with patio and shed, to the rear the property is a small courtyard area. Viewing is highly recommended.

Guide Price £195,000





ACCOMMODATION

All measurements are approximate

Living Room

10'11" x 10'11" (3.35 x 3.33)

Part glazed hard wood, panelled door to the front. UPVC double glazed window to the front. Radiator. Feature open fireplace with wood mantle, cast iron surrounds with tiled inserts, and slate hearth. Two built-in cupboards. Television point. Smoke alarm. Cupboard housing newly fitted 18th edition CCU (fuse board). Stripped wood door to the:

Dining Room

11'2" x 10'7" (3.42 x 3.25)

UPVC double glazed window to the rear. Radiator. Built-in dresser. Stripped wood flooring and picture rail Stripped wood door to the stairs leading to the first floor. Wood door to understairs storage cupboard. Stripped wood door to the:



Refitted Kitchen

16'6" x 3'11" (5.05 x 1.20)
UPVC double glazed window to the side. Contemporary vertical radiator. Modern base and larder units with tiled splash-backs and solid wood work surfaces. Ceramic sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring hob with extractor hood over. Integrated fridge and washing machine. Enclosed existing Ideal Logic gas central heating combi boiler. Tiled effect vinyl flooring. Part obscured glazed hard wood, panelled door to the rear courtyard.

FIRST FLOOR

Landing

Smoke alarm. Access to newly insulated loft space. Stripped wood panelled doors off and into:

Bedroom One

11'1" x 10'10" (3.39 x 3.32)
UPVC double glazed window to the front. Radiator. Feature fireplace surround. Picture rail. Television point.

Bedroom Two

10'8" x 7'10" (3.27 x 2.41)
UPVC double glazed window to the rear. Radiator. Feature fireplace surround.

Refitted Bathroom

Obscured UPVC double glazed window to the side. Towel radiator. Three piece white suite with metro tiled surrounds comprising panelled bath with mains rainfall shower over, additional shower attachment and glass screen enclosing, wash hand basin with drawers under and w/c with dual push flush. Tiled effect vinyl flooring and inset ceiling spotlights. Extractor fan.

EXTERNALLY

To The Front

Gate and path leading to the front door with entrance light. Garden comprising patio area to the immediate front, area laid to lawn and a variety of plants, trees and shrubs. New garden shed. All enclosed by new fencing and walling.

To The Rear

Cobbled courtyard area. Sensor light. Space for bins. Enclosed by walling with gated access.

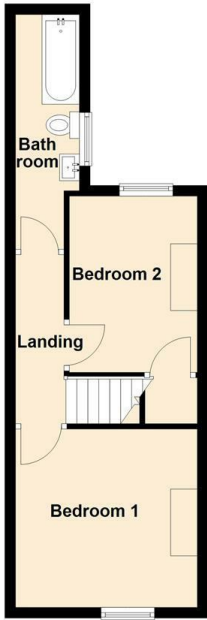


Tenure **Freehold**
Council Tax Band **A**
EPC Rating **C**

Ground Floor
Approx. 32.3 sq. metres (347.7 sq. feet)



First Floor
Approx. 30.3 sq. metres (325.9 sq. feet)



Total area: approx. 62.6 sq. metres (673.6 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.

