



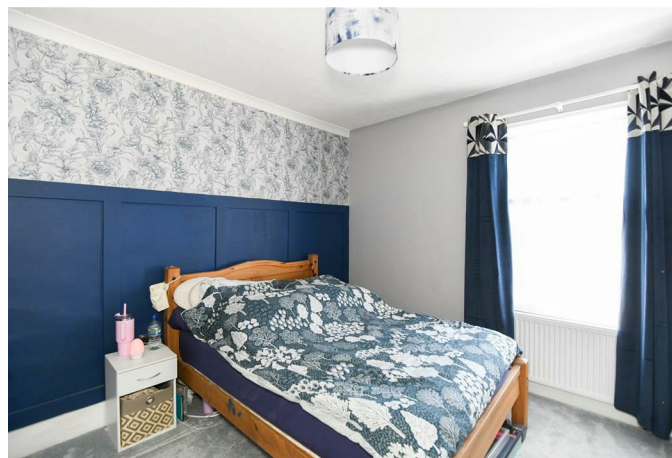
14 Bond Street

Trowbridge BA14 0AS

An extensively refurbished and well presented two double bedroom mid terrace Victorian house, situated close to shop, school & railway station within the popular Bond Street area. Accommodation comprises open plan living room and dining room, refitted kitchen, refitted utility, refitted ground floor shower room and two double bedrooms. Feature include UPVC double glazed sash windows, gas central heating with modern Vaillant combi boiler, upgraded fuse box and good sized enclosed, low maintenance rear garden with gazebo and garden shed.

Offers Over £200,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

Composite, double glazed door to the front. Radiator. Coat hanging space. Coir matting. High level cupboard housing electric meter and fuse box - fitted 2021. Door to the:

Dining Room

11'4" x 10'8" max (3.47 x 3.27 max)
UPVC double glazed sash window to the front. Two radiators. Wood effect flooring. Alcoves. Opening to the:

Living Room

13'1" x 11'4" (4.00 x 3.46)
Radiator. Feature chimney breast with fireplace recess and wood mantel. Television point. Wood effect flooring. Stairs to the first floor with small storage cupboard under. Window opening and doorway to the:

Refitted Kitchen

Skylight window. Range of modern base, drawer and larder units with tiled splash-backs and wood effect work tops. Stainless steel sink drainer unit with spray mixer tap. Electric cooker included. Space for American style fridge/freezer. Breakfast bar. Tiled effect flooring, coving and inset ceiling spotlights. Smoke alarm. Window opening and doorway to the:

Utility

7'2" x 7'2" max (2.2 x 2.2 max)
UPVC double glazed window and door to the rear. Modern vertical radiator. Base mounted unit with tiled splash back and wood effect work top. Washing machine included. Tiled effect flooring. Door to the:

Refitted Shower Room

Obscured UPVC double glazed window to the rear. Black towel radiator. Three piece white suite with part tiled surrounds comprising large shower cubicle with mains rain-fall shower over, additional shower attachment. recessed shelf and sliding doors enclosing, wash hand basin with cupboard under and w/c with dual push flush. Tiled effect vinyl flooring and inset ceiling spotlights. Extractor fan.

FIRST FLOOR

Landing

Radiator. Smoke alarm. Doors off.

Bedroom One

11'4" x 10'5" (3.46 x 3.20)
UPVC double glazed sash window to the front. Radiator. Alcoves with built-in storage systems. Feature panelled wall and coving.

Bedroom Two

11'3" x 10'6" (3.45 x 3.22)
UPVC double glazed sash window to the

rear. Radiator. Double doors to airing cupboard/wardrobe housing Vaillant combi boiler. Over stairs storage recess.

EXTERNALLY

To The Front

Gate and path to the front door with entrance light. Small courtyard area. Gas meter. Enclosed by walling.

To The Rear

Good sized enclosed, low maintenance garden comprising paved patio area to the immediate rear, area laid to artificial lawn, slate chipping border and large decked area with aluminium framed gazebo over. All enclosed by fencing

Garden Shed

10'0" x 3'9" (3.05 x 1.15)
Door to the front. Door to the rear leading out onto pedestrian pathway.



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

Ground Floor
Approx. 42.4 sq. metres (456.7 sq. feet)



First Floor
Approx. 25.9 sq. metres (278.8 sq. feet)



Total area: approx. 68.3 sq. metres (735.5 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.

