



## 46 Victoria Road Trowbridge BA14 7LD

A fantastic opportunity to purchase a three bedroom detached bungalow occupying a corner plot position and situated on the highly regarded Victoria Road on the Hilperton side of the town close to town centre, shops, bus route and historic K&A canal. The property does require a programme of refurbishment, boasts great potential to extend both externally and into the large loft space. Standout features include double garage (currently converted into a day room), two reception rooms, conservatory, large master bedroom, ample parking and well-tended wrap around gardens. Viewing is highly recommended, no onward chain.

**Offers Over £425,000**







## ACCOMMODATION

All measurements are approximate

### Hallway

Obscured UPVC double glazed window and door to the front. Radiator. Access to large boarded loft space with window to the side. Smoke alarm. Panelled doors off and into:

### Living Room

16'11" x 11'0" (5.18 x 3.36)  
UPVC double glazed window to the rear. Radiator. Parquet wood flooring and coving. Television point. Feature fireplace with brick surrounds and marble hearth. Display shelving and opening to the:

### Dining Room

12'2" x 9'11" (3.72 x 3.03 )  
Radiator. Coving. Panelled door to the utility room. UPVC double glazed sliding patio doors to the:

### Conservatory

10'11" x 7'2" (3.35 x 2.19)  
UPVC double glazed constriction with French doors to the side. Internal window and panelled door to the:

### Day Room (Converted Double Garage)

15'3" x 14'7" (4.66 x 4.45)  
UPVC double glazed window to the side. Wall mounted units. Inset ceiling spotlights. Access to gas and electric meters, and fuse box.





### **Kitchen**

11'11" x 8'11" (3.64 x 2.72)

UPVC double glazed windows to the front and side. Radiator. Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in high level electric double oven. Built-in four-ring electric hob. Vinyl flooring and coving. Serving hatch to living room. Opening to the:

### **Utility**

10'6" x 4'2" (3.22 x 1.28)

Wall and base mounted units with tiled splash-backs and rolled top work surface. Plumbing for washing machine. Space for dryer. Vinyl flooring. Panelled door to the dining room. Panelled door to the:

### **Cloakroom**

Obscured UPVC double glazed window to the front. Two piece white suite with fully tiled surrounds comprising pedestal wash hand basin and w/c with dual push flush. Vinyl flooring.

### **Bedroom One**

17'2" x 11'3" (5.25 x 3.45)

UPVC double glazed window to the side. Radiator. Built-in double wardrobe.

### **Bedroom Two**

11'2" x 9'5" (3.42 x 2.89)

UPVC double glazed window to the side. Radiator. Built-in double wardrobe.

### **Bedroom Three**

11'1" x 8'11" (3.39 x 2.72)

UPVC double glazed window to the rear. Radiator. Two built-in double wardrobes.

### **Bathroom**

Obscured UPVC double glazed window to the front. Towel radiator. Three piece suite with tiled surrounds comprising panelled bath with mains shower over, wash hand basin and w/c with enclosed cistern. Built-in range of wall, base and drawer units. Mirror. Tiled flooring.

### **EXTERNALLY**

#### **To The Front & Side**

Double gated leading to block paved double driveway. Block paved pathway leading to the front door and around to the side. Large storm porch over front door with paved floor, light and obscured UPVC double glazed window and panel to the side. Large areas laid to lawn and well stocked, established borders with a variety of plants, trees and shrubs, including mix of perennials, annuals, and bulbs that bloom at different times of the year. Gated pedestrian access to the rear. Enclosed by hedgerow, fencing and walling.

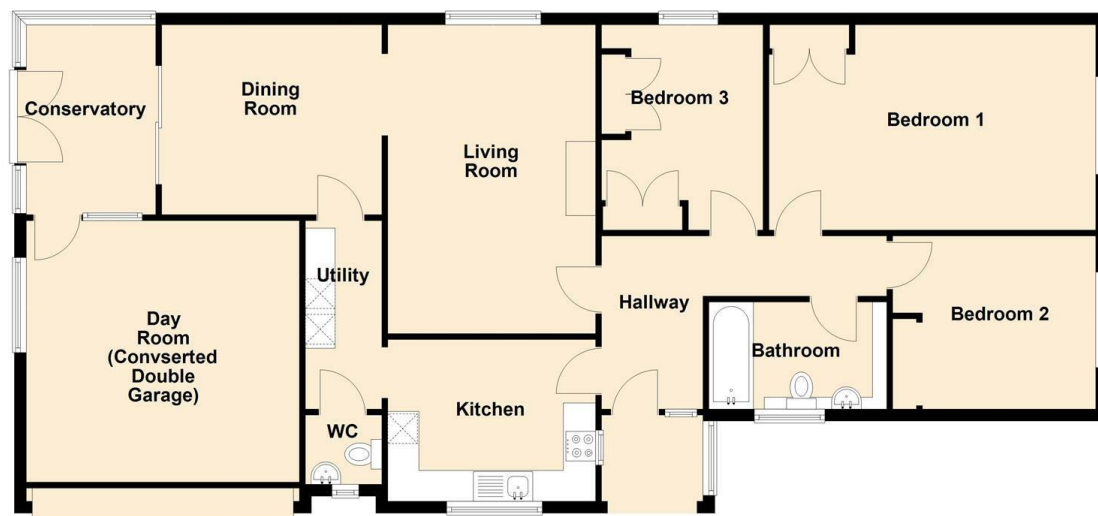
#### **To The Rear & Side**

Enclosed garden comprising areas laid to lawn, large raised paved patio area and well stocked established borders with a variety of plants, trees and shrubs, including mix of perennials, annuals, and bulbs that bloom at different times of the year. Greenhouse and garden shed. Outside tap and light. Enclosed by hedgerow, fencing and walling.



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

**Ground Floor**  
Approx. 131.0 sq. metres (1410.4 sq. feet)



Total area: approx. 131.0 sq. metres (1410.4 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.

