



## 18 Gloucester Road

Trowbridge BA14 0AA

A beautifully presented two bedroom Victorian terrace house located on the popular Gloucester Road near to town centre, schools and railway station. The spacious interior accommodation boasts period features, entrance hall with original tiled flooring, living room with feature fireplace, dining room, kitchen, two double bedrooms with feature fireplaces and family bathroom. Benefits include UPVC double glazing, upgraded gas central heating system with modern boiler (2020) and enclosed rear garden. Early viewing is highly recommended as interest in this lovely home is predicted to be strong.

**Offers Over £230,000**







## ACCOMMODATION

All measurements are approximate

### Entrance Hall

UPVC panelled door to the front. Radiator. Original tiled flooring, coving and archway. Fuse box. Stairs to the first floor. Telephone point. Wood panelled door to the:

### Dining Room

14'4" x 11'0" (4.37m x 3.35m)  
UPVC double glazed window to the rear. Two radiators. Wood panelled door to the kitchen. Wood panelled door to under stairs storage cupboard. Stripped wood flooring. Opening to the:

### Living Room

12'0" x 10'8" (3.66m x 3.25m)  
UPVC double glazed window to the front. Radiator. Feature fireplace with wood mantle with cast iron and tiled surrounds. Television point. Coving.



## Kitchen

9'6" x 7'3" (2.90m x 2.21m)  
UPVC double glazed window and door to the side. Range of wall, base and drawer units with tiled surrounds and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel electric double oven and four-ring gas hob with extractor hood over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Tiled flooring.

## FIRST FLOOR

### Landing

Balustrade. Carbon monoxide alarm. Access to loft space. Wood panelled doors off and into:

### Bedroom One

14'1" x 12'3" (4.29m x 3.73m)  
Two UPVC double glazed windows to the front. Radiator. Feature cast iron fireplace. Stripped wood flooring and coving.

### Bedroom Two

14'7" x 9'0" (4.45m x 2.74m)  
UPVC double glazed window to the rear. Radiator. Feature cast iron fireplace. Stripped wood flooring and coving.

## Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with electric shower over and glass screen enclosing, pedestal wash hand basin and w/c. Airing cupboard housing Worcester combi boiler - fitted 2020. Stripped wood flooring.

## EXTERNALLY

### To The Front

Small courtyard area enclosed by low level walling and railings with gated access.

### To The Rear

Enclosed rear garden with private aspect comprising patio areas to the immediate side and rear, area laid to lawn and mixed border with a variety of plants, trees and shrubs. Path leading to gated rear pedestrian access. Garden shed. All enclosed by fencing and walling.

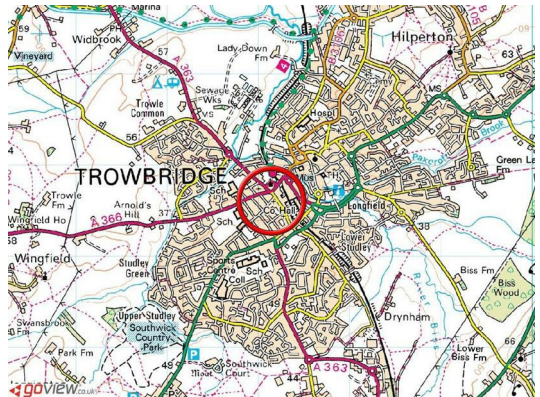
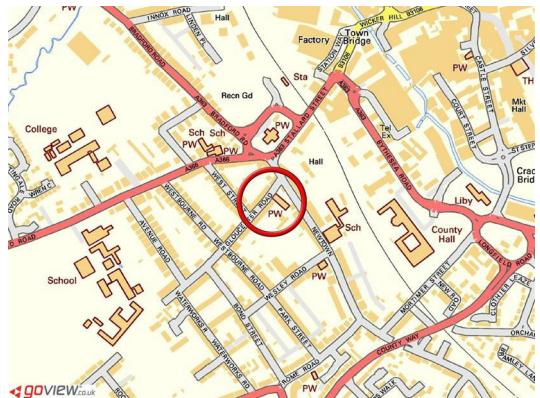




Tenure **Freehold**  
Council Tax Band **B**  
EPC Rating **D**



Total area: approx. 86.3 sq. metres (928.5 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.