



## 5 Waterworks Road

Trowbridge BA14 0AL

A fantastic opportunity to purchase a three bedroom Victorian end of terrace house situated down a no-through road, located near to the town centre, schools, park and railway station. The property requires a programme of updating and comprises entrance hall, living room open plan to dining room, kitchen, ground floor bathroom and three bedrooms. Features include feature fireplaces, UPVC double glazing, gas central heating with brand new Worcester combi boiler and good sized south-west facing garden. Offered for sale with no onward chain.

**Offers Over £190,000**





## ACCOMMODATION

All measurements are approximate.

### Entrance Hall

Obscured UPVC double glazed door to the front. Exposed wood flooring, dado rail, coving and cornice. Stairs to the first floor. Fuse box and electric meter. Smoke alarm. Door to the:

### Dining Room

11'10 x 11'5 (3.61m x 3.48m)  
UPVC double glazed window to the rear. Radiator. Feature fireplace with log burner. Door to under stairs storage cupboard with flooring. Door to the kitchen. Open plan to the:

### Living Room

11'5 x 11'5 (3.48m x 3.48m)  
UPVC double glazed window to the front. Radiator. Feature fireplace. Exposed wood flooring and coving.

### Kitchen

8'3 x 7'6 (2.51m x 2.29m)  
UPVC double glazed window to the side. Chrome towel radiator. Base mounted unit with single sink drainer unit. Obscured UPVC double glazed door to the side. Door to the:



## Bathroom

Obscured UPVC double glazed windows to both sides. Radiator. Panelled bath, wash hand basin and w/c.

## FIRST FLOOR

### Landing

Balustrade. Exposed wood flooring. Doors off and into: linen cupboard.

### Bedroom One

14'9 x 11'7 (4.5m x 3.53m)  
Two UPVC double glazed windows to the front. Radiator. Feature fireplace. Access to loft space.

### Bedroom Two

11'9 x 8'10 max (3.58m x 2.69m max)  
UPVC double glazed window to the rear. Radiator. Feature fireplace. Airing cupboard housing brand new Worcester combi boiler. Exposed wood flooring.

### Bedroom Three

8'3 x 7'7 (2.51m x 2.31m)  
UPVC double glazed window to the side. Radiator.

## EXTERNALLY

### To The Front

Path to the front door. Courtyard area with a variety of plants and shrubs, enclosed by walling.

### To The Rear

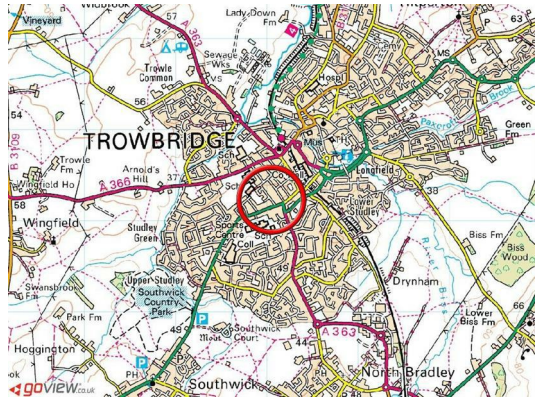
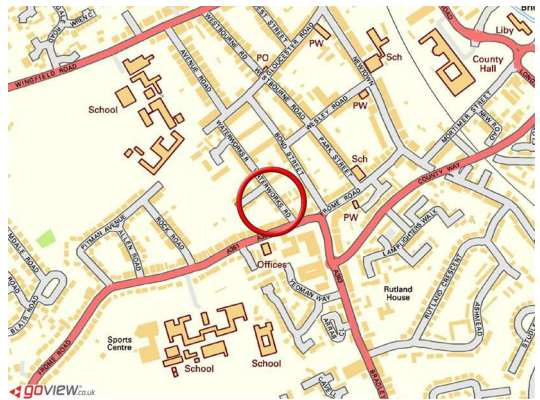
Good sized south-west facing garden with private aspect comprising courtyard area to the immediate rear, area laid to lawn and a variety of plants and shrubs. Pathway leading to garden shed and gated rear pedestrian access. Enclosed by fencing and railings.

### AGENTS NOTE:

The garden boundary is further behind the new fencing and includes the hedgerow.



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



  
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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.