



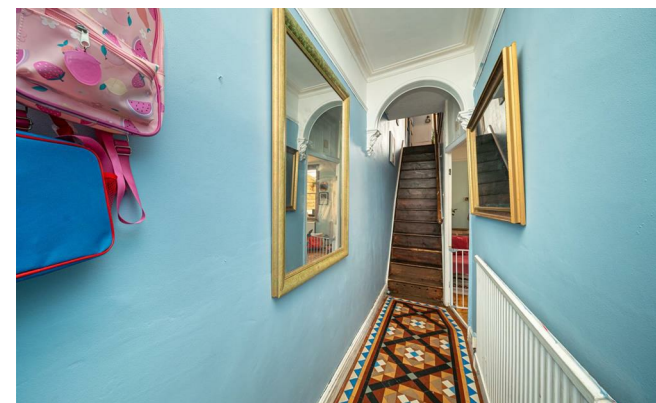
5 Pitman Avenue

Trowbridge BA14 0BU

A fantastic opportunity to purchase a Victorian terraced house tucked away in a small cul de sac within the well regarded Pitman Avenue, close to bus routes, town centre and railway station.

This deceptively spacious home boasts plenty of its original period features, tiled entrance hall, two reception rooms (both with open fireplaces), breakfast room, fitted kitchen, utility/lean to, two DOUBLE bedrooms and first floor bathroom with free standing bath. Additional features include UPVC double glazing, gas central heating system with Worcester boiler (installed Nov 2024), good sized enclosed southerly facing garden with private aspect and driveway to the rear boasting parking for up to four vehicles. Early viewing is recommended as houses of this style and type always prove very popular - no onward chain.

Offers Over £245,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Hard wood, panelled door to the front with transom window over. Mat-well. Radiator. Original tiled flooring, coving and cornice. Stairs to the first floor. Fuse box and electric meter. Doorway to the:

Dining Room

11'12" x 11'5" (3.65 x 3.49)

Internal sash window to the rear. Radiator. Feature open fireplace with slate mantle, tiled surrounds and hearth. Exposed wood flooring, picture rail, coving and ceiling rose. Doorway to the kitchen/breakfast room. Opening to the:

Living Room

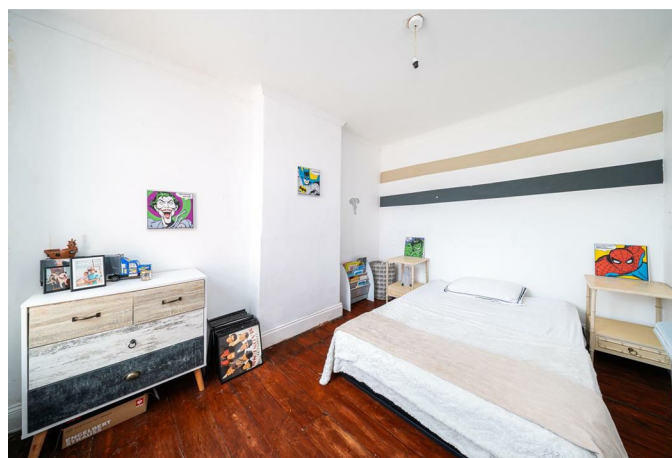
14'2" x 10'8" (4.32 x 3.25)

UPVC double glazed bay window to the front. Radiator. Feature open fireplace with wood mantle, tiled surrounds and slate hearth. Exposed wood flooring, picture rail, coving and ceiling rose. Television point.

Breakfast Area

8'2" x 7'5" (2.49 x 2.27)

Internal sash window to the side. Sliding door to under stairs cupboard. Tiled flooring. Opening to the:



Kitchen

8'8" x 7'5" (2.63 x 2.27)

Window to the rear. Wall and base mounted units with tiled surrounds and solid wood work surfaces. Belfast sink with mixer tap. Electric cooker space with extractor hood over. Plumbing for washing machine. Space for fridge. Tiled flooring. Door to the:

Utility/Lean-To

17'1" x 5'8" (5.20 x 1.72)

Window and part glazed door to the rear. Perspex roof (fitted 2023). Plumbing for washing machine. Space for dryer. Waterproofed and insulated. Feature timber cladding.

FIRST FLOOR

Landing

Balustrade. Access to part boarded loft space housing Worcester boiler installed Nov 2024 - under warrantee. Exposed wood flooring. Panelled doors off and into:

Bedroom One

14'2" x 11'9" (4.32 x 3.58)

Two UPVC double glazed windows to the front. Radiator. Exposed wood flooring and coving. Built-in double cupboard.

Bedroom Two

11'10" x 9' (3.60 x 2.75)

UPVC double glazed window to the rear. Radiator. Exposed wood flooring and coving.

Family Bathroom

Obscured UPVC double glazed window to the rear. Towel radiator. Three piece white suite with part tiled surrounds comprising freestanding rolled top with shower mixer tap, pedestal wash hand basin and w/c with dual push flush. Exposed wood flooring. Airing cupboard housing hot water tank.

EXTERNALLY

To The Front

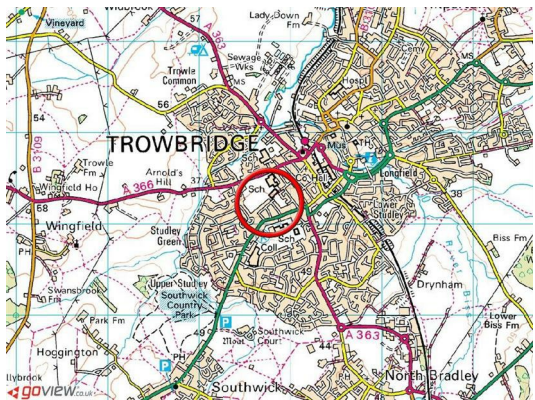
Gate and path to the front door. Area laid to loose stone chippings with roses. Enclosed by walling with railings.

To The Rear

Good sized, enclosed south-east facing garden with private aspect comprising patio area to the immediate rear laid to artificial lawn, step up to garden area with areas laid to lawn with a variety of plants, trees and shrubs. Outside tap. Enclosed by metal and timber fencing. Path to gate leading to gravel driveway for up to four vehicles.



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



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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.