

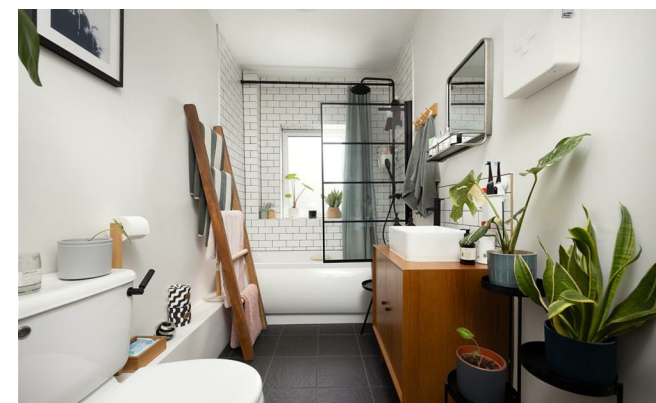


## 4 Lower Alma Street

Trowbridge BA14 7EY

A fantastic opportunity to purchase a beautifully presented and updated Victorian terraced house tucked away down a quiet road, situated close to shop and primary school, and within approximately one mile of the town centre, park, cinema/restaurant complex & railway station. The charming and cosy property features living room with feature fireplace, refitted kitchen/diner, utility/boot room, refitted bathroom, two double bedrooms, UPVC double glazed sash windows, updated gas central heating system with Worcester combi boiler and Victorian style radiators; and good sized south facing garden with private aspect. Internal viewing is highly recommended.

**Offers Over £195,000**





## ACCOMMODATION

All measurements are approximate.

### Living Room

10'10" x 10'2" (3.30 x 3.11)

Composite door to the front. UPVC double glazed sash window to the front. Victorian style radiator. Feature cast iron open fireplace with wood mantle, tiled surrounds and stone hearth. Engineered oak wood flooring. Television point. High level cupboard housing fuse box and electric meter. Panelled door to the:

### Refitted Kitchen/Diner

13'1" x 10'10" (4.00 x 3.30)

Victorian style radiator. Range of modern base, drawer and larder units with tiled splash-backs and rolled top work surfaces. Inset butler style sink with mixer tap. Built-in electric oven and four-ring hob. Integrated dishwasher. Space for table. LVT herringbone wood effect flooring and wall lights. Stairs to the first floor with French oak spindles. Doorway to the:



### Utility/Boot Room

11'8" x 5'5" (3.55 x 1.65)  
UPVC double glazed window and door to the rear. Victorian style radiator. Large built-in larder cupboards housing plumbing for washing machine. Space for fridge/freezer. Wall mounted Worcester combi boiler. LVT herringbone wood effect flooring. Panelled door to the:

### Refitted Bathroom

Obscured UPVC double glazed window to the rear. Victorian style radiator. Three piece white suite comprising panelled bath with rain-fall shower over, additional shower attachment and glass screen enclosing, wash hand basin with wooden storage cupboard under; and w/c with dual push flush. Tiled flooring.

## FIRST FLOOR

### Landing

Access to loft space. Wall light. Panelled doors off.

### Bedroom One

11'1" x 10'2" (3.37 x 3.10)  
UPVC double glazed sash window to the rear. Victorian style radiator. Built-in cupboard.

### Bedroom Two

10'11" x 10'2" (3.34 x 3.10)  
UPVC double glazed sash window to the front. Victorian style radiator. Feature cast iron fireplace.

## EXTERNALLY

### To The Front

Path to the front door. Area laid to slate chippings with lavender. Gas meter.

### To The Rear

Good sized enclosed terraced garden with private south facing aspect comprising large patio area to the immediate rear, steps down to area with paving and a variety of plants, trees and shrubs; steps down to area laid to lawn. Outside light. All enclosed by fencing with gated side pedestrian access.

### AGENTS NOTE:

There is a pedestrian right of access for number 3 across the rear of the property for the purpose of bins, bikes etc. 3 and 4 have a the same right access across the rear of number 5.

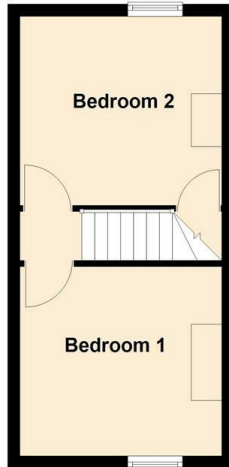


Tenure **Freehold**  
Council Tax Band **A**  
EPC Rating

**Ground Floor**  
Approx. 35.0 sq. metres (377.1 sq. feet)



**First Floor**  
Approx. 23.8 sq. metres (255.9 sq. feet)



Total area: approx. 58.8 sq. metres (633.0 sq. feet)



**KINGSTONS**

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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.

