



91 Gloucester Road

Trowbridge BA14 0AD

A well presented two double bedroom Victorian terrace house located on the popular Gloucester Road near to town centre, schools, recreation ground and railway station. The spacious and freshly decorated interior features, entrance hall with original tiled flooring, living room with feature fireplace, dining room, refitted kitchen with integrated appliances, two double bedrooms and refitted family bathroom. Features include potential to convert loft into 3rd bedroom (subject to PP), new carpets to the first floor, UPVC double glazing, gas central heating system with modern combi boiler and 80ft enclosed, south-east facing rear garden. Early viewing is highly recommended as interest in this lovely home is predicted to be strong. Offered for sale with no onward chain.

Offers Over £230,000





ACCOMMODATION

All measurements are approximate.

Entrance Hall

Brand new composite door to the front with transom window over. Radiator. Original tiled flooring, coving and cornice. Stairs to the first floor. High level cupboard housing modern fuse box. Smoke alarm. Part stained glass, panelled door to the dining room. Panelled door to the:

Living Room

13'2 x 9'10 (4.01m x 3m)
UPVC double glazed window to the front. Radiator. Feature fireplace with tiled hearth. Stripped wood flooring and coving. Television point.

Dining Room

14'2 x 10'8 (4.32m x 3.25m)
UPVC double glazed window to the rear. Radiator. Stripped wood flooring, dado rail and coving. Panelled door to understairs storage cupboard with shelving, power and plumbing for washing machine. Archway leading to the:



Kitchen

8'10 x 6'10 (2.69m x 2.08m)
UPVC double glazed window and door to the side. Range of modern wall and base mounted units with metro tiled surrounds and solid wood work surfaces. Ceramic one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric double oven and four-ring gas hob with extractor hood over. Integrated dishwasher and fridge. Wall mounted Vaillant combi boiler. Extractor fan. Tiled flooring.

FIRST FLOOR

Landing

Balustrade. Access to loft space. Panelled doors off and into:

Bedroom One

13'6 x 12'11 (4.11m x 3.94m)
Two UPVC double glazed windows to the front. Radiator.

Bedroom Two

14'2 x 8'4 (4.32m x 2.54m)
UPVC double glazed window to the rear. Radiator. Part panelled walls and built-in shelving.

Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Modern three piece white suite with

part tiled surrounds comprising panelled bath with electric shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring. Airing cupboard with shelving.

EXTERNALLY

To The Front

Path to the front door. Area laid to loose stone chippings enclosed by railings and walling.

To The Rear

Good sized enclosed, south-east facing garden approx. 80ft in length comprising patio area to the immediate side and rear with brick built BBQ, step up to paved patio area, area laid to lawn, vegetable beds and borders with a variety of plants, trees and shrubs. Garden shed. Outside tap and light. All enclosed by fencing with gated rear pedestrian access.

AGENTS NOTE:

Planning permission was previously grated for a loft conversion.



Approx. 41.1 sq. metres (442.5 sq. feet)



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Total area: approx. 82.2 sq. metres (885.0 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.

