



2a Waterworks Road Trowbridge BA14 0AL

A 3/4 bedroom detached, chalet style property situated off the well-regarded Waterworks Road close to secondary & primary schools, town centre and railway station. Offered for sale with 16 Freehold garages, this property offers a fantastic business/investment opportunity to either let the existing garages or to develop the site into residential homes; subject to planning permission from the local authority. The property, whilst is in a habitable condition would benefit from upgrading and boasts flexible living accommodation, good sized walled gardens with private aspect, UPVC double glazing and air conditioning. Early viewing is highly recommended as interest in this property given its investment potential is expected to be high.

Offers Over £425,000





AGENTS NOTE:

Offers are invited at any point however they will not be considered until 10th October. There is gas in Waterworks Road but not to the property itself. The living room air conditioning unit was installed in Feb 2025.

ACCOMMODATION

All measurements are approximate.

Entrance Hall

UPVC double glazed stable door to the front with side panel window. Stairs to the first floor. Coving. Panelled doors off and into:

Living Room

15'7" x 12'8" (4.74 x 3.86)

UPVC double glazed windows to the front and side. Storage heater. Air-conditioning unit. Coving and ceiling rose. Television and telephone points. Serving hatch.

Dining Room/Bedroom 4

11'11" x 9'10" (3.64 x 3.00)

UPVC double glazed window to the rear. Storage heater. Television and telephone points.

Kitchen/Breakfast Room

12' x 8'7" (3.66 x 2.62)

UPVC double glazed windows to the rear and side. Storage heater. Range of wall and base mounted units with tiled splash-backs and work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in electric oven and hob with extractor over. Integrated washing machine and fridge. Tiled flooring. UPVC double glazed stable door to the rear. Fuse box.

Bedroom Two

12'3" x 9'11" (3.73 x 3.03)

UPVC double glazed window to the front. Storage heater. Coving and ceiling rose. Telephone point.

Modern Shower Room

Obscured UPVC double glazed window to the rear. Electric fan heater. Three piece white suite with fully tiled surrounds comprising large walk-in shower enclosure with electric shower over and glass screen enclosing, pedestal wash hand basin and w/c with push flush. Tiled flooring. Extractor fan. Mirror.

FIRST FLOOR

Landing

Velux double glazed window. Panelled doors off and into:

Bedroom One

13'1" x 12'2" (3.98 x 3.70)

UPVC double glazed window to the side. Air-conditioning unit. Dado rail. Smoke alarm. Television point. Panelled door to the:

En Suite Shower Room

Three piece white suite with part tiled surrounds comprising shower cubicle with electric shower over and bi-fold doors enclosing, wash hand basin and w/c. Wood effect flooring. Extractor fan. Access to loft space.

Bedroom Three

12'1" x 9'11" (3.69 x 3.02)

Double glazed Velux window to the front. Access to eaves storage.

EXTERNALLY

To The Front & Side

Steps up to the front door with entrance light. Paved patio area. Gated pedestrian access to the rear garden. Tandem driveway to the side.

Rear Garden

Enclosed walled garden with private aspect comprising areas laid to paving, area laid to block paving and raised beds with a variety of plants, trees and shrubs. Avery with power, polycarbonate roof and screening to the front with door. Potting shed with shelving, poly carbonate roof and UPVC double glazed windows and door. Workshop with shelving, power and lighting, fuse box and UPVC double glazed window and door. Outside tap and light. Electric meter. 7ft walling enclosing with gated side pedestrian access.

Garages & Courtyard

Driveway leading to large courtyard and garages. Private pedestrian access to Bond Street.

Garage/Workshop - 7m x 4.4m (22'12" x 14'5") - power supply

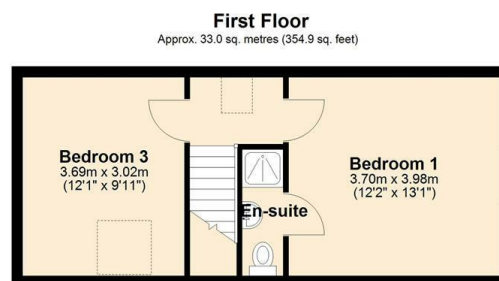
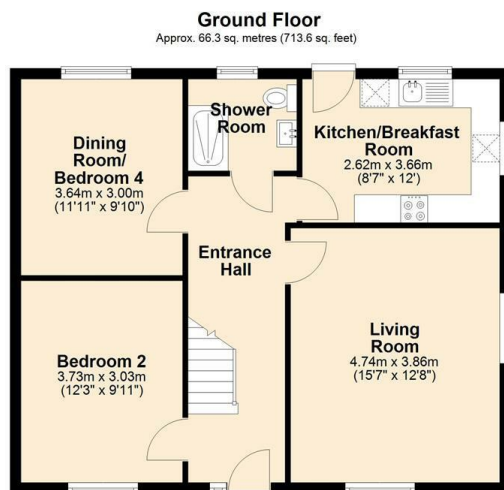
7 x Garages - 5m x 2.7m (16'5" x 8'10")

2 x Garages - 4.4m x 2.7m (14'5" x 8'10")

6 x Garage - 5.4m x 2.70m (17'9" x 8'10")



Tenure **Freehold**
Council Tax Band **C**
EPC Rating **E**



Total area: approx. 99.3 sq. metres (1068.5 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.

