



34 Frome Road

Trowbridge BA14 0DD

An attractive and improved period cottage situated just off the town centre, on the Frome Road close to railway station, town centre and cinema restaurant complex. The deceptively spacious and well presented interior features two reception rooms, fitted kitchen with utility, refitted upstairs shower room and two double bedrooms. Additional features include UPVC double glazing, gas central heating system, good sized gardens with private aspect, 5.5m x 3.6m garage and parking. Viewing is highly recommended. No onward chain.

Guide Price £210,000





ACCOMMODATION

All measurements are approximate.

Entrance Porch

Obscured UPVC double glazed door to the front. UPVC double glazed window to the side. Tiled floor. Door to the:

Living Room

13'5" x 11'1" (4.10 x 3.38)

UPVC double glazed window to the front. Radiator. Feature fireplace with marble surrounds and living flame gas fire inset. Television and telephone points. High level cupboard housing fuse box and electric meter. Opening to the:

Dining Room

13'5" x 12'2" (4.10 x 3.70)

UPVC double glazed window to the rear. Radiator. Stairs to the first floor. Carbon monoxide alarm. Doorway to the:



Kitchen

17'11" x 5'3" (5.47 x 1.60)
UPVC double glazed windows to the rear and side. Radiator. Extensive range of wall and base mounted units with tiled surrounds and rolled top work surfaces. Stainless steel one and half bowl sink drainer unit with pull down spray tap. Space for gas/electric cooker. Integrated fridge/freezer. Plumbing for washing machine and dishwasher. Wall mounted Ideal Classic boiler. Tiled flooring. UPVC double glazed door to the side. Doorway to the:

Utility

5'7" x 2'11" (1.70 x 0.88)
UPVC double glazed window to the rear. Radiator. Rolled top work surface. Space for appliance. Tiled flooring.

FIRST FLOOR

Landing

Access to insulated and boarded loft space with ladder and light. Doors off.

Bedroom One

11'4" x 10'6" (3.46 x 3.21)
UPVC double glazed window to the front. Radiator. Bi-fold doors to large walk-in wardrobe. Wood effect flooring.

Bedroom Two

13'5" x 9'2" max (4.10 x 2.80 max)
UPVC double glazed window to the rear. Radiator. Double louvered doors to over

stairs airing cupboard housing hot water tank and shelving. Wood effect flooring.

Refitted Shower Room

Chrome towel radiator. Modern three piece white suite with fully tiled surrounds comprising large shower cubicle with mains waterfall shower over, additional shower attachment and doors enclosing; wash hand basin with cupboard under and w/c with dual push flush. Wood effect flooring. Extractor fan.

EXTERNALLY

To The Front

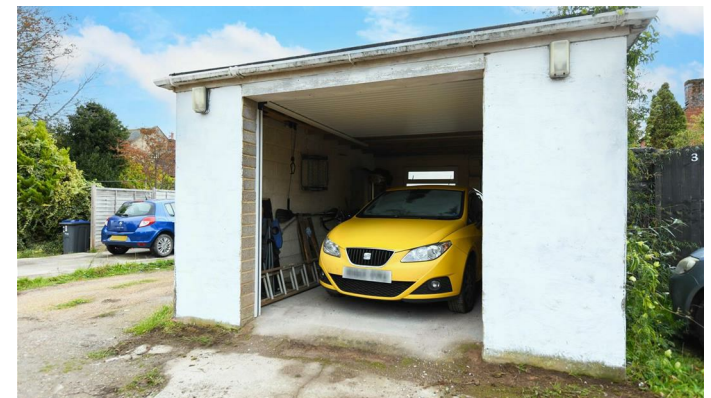
Gate, steps up and path to the front door. Raised area laid to slate chippings with plants and shrubs. Bin storage area. Enclosed by fencing and walling.

To The Rear

Enclosed low maintenance landscaped garden comprising small courtyard area to the immediate rear, areas laid to loose stone chippings, and mixed borders with a variety of plants and shrubs. Outside lights. Enclosed by fencing.

Garage & Parking

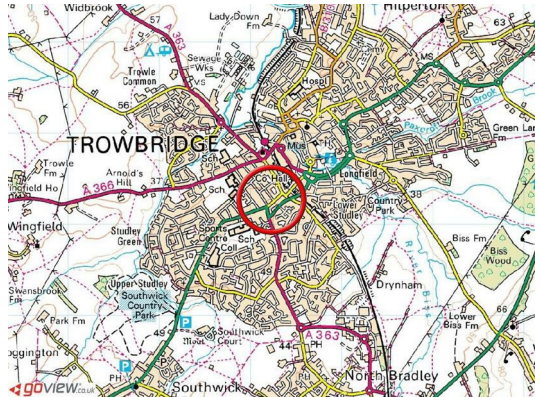
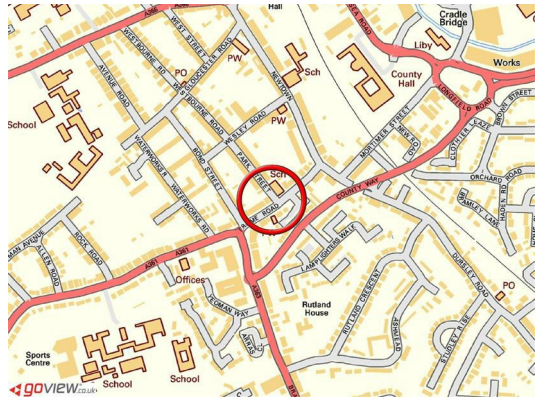
18'4" x 11'11" (5.58 x 3.63)
Electric roller door to the front. Power and lighting. Fuse box. Double glazed door and window to the rear. Parking space to the front. Outside lights.
Accessed via Park Street and Bond Street



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



Total area: approx. 92.0 sq. metres (990.7 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.