

**TOWN & COUNTRY**  
ESTATES



**55 Union Street, Trowbridge, Wiltshire, BA14 8RY**

**£280,000**

## LOCATION

The property is located on the edge of Trowbridge town centre, providing simple access to all amenities, including shops, the modern cinema/restaurant complex and train station, providing direct links to Bath, Bristol and beyond.

## DESCRIPTION

Conveniently located on the cusp of Trowbridge town centre, with allocated parking for two vehicles. The flexible accommodation is arranged over three storeys, with the ground floor benefitting a kitchen, living room and cloakroom toilet. The first floor has the master bedroom with ensuite shower room and a small fourth bedroom, which could also make the ideal home office or dressing room. Bedroom two, bedroom three and a family bathroom occupy the second floor. Further notable features include gas central heating, Upvc double glazing and a low maintenance, enclosed rear garden.

## ENTRANCE HALL

You enter the property through a wooden entrance hall with glazed panels, there is a radiator, door to the kitchen and stairs to the first floor landing.

## KITCHEN

10'9" max x 8'6" max

The kitchen has a Upvc double glazed window to the front, a range of matching base and wall units with square edge worksurfaces and matching upstands, 1 1/2 bowl sink unit with chrome mixer tap, built in Neff oven, inset Neff gas hob with extractor fan and light over, plumbing for a washing machine, space for fridge freezer, radiator, inset ceiling spot lights and doors to cloakroom, living room and under stairs storage.

## CLOAKROOM

Dual flush W.C, corner basin with chrome mixer tap, radiator and extractor fan.

## LIVING ROOM

16'4" max x 11'9"

The living room features Upvc double glazed French doors, with windows to either side, opening to the rear garden, there are attractive wood panelled walls, two radiators, TV point, telephone point and thermostat heating controls.

## FIRST FLOOR LANDING

On the first floor landing you will find a Upvc double glazed window to the front, radiator and doors to bedroom one and bedroom four.

## BEDROOM ONE

11'9" x 10'2"

There is a Upvc double glazed window to the front, built in double wardrobe, TV point, telephone point, radiator and a door leading to the en-suite shower room.



## EN-SUITE

The en-suite has a shower cubicle with a wall mounted electric shower, pedestal basin with chrome mixer tap, dual flush W.C, radiator, inset ceiling spotlights and an extractor fan.

## BEDROOM FOUR

8'6" x 5'6"

Bedroom four would make an ideal office space or single bedroom. It has a Upvc double glazed window to the front and a radiator.

## SECOND FLOOR LANDING

Access to the loft space, doors to bedroom two, bedroom three, family bathroom and a handy storage cupboard.

## BEDROOM TWO

11'9" x 9'2"

With a Upvc double glazed window to the rear, TV point, telephone point, radiator and airing cupboard, with wall mounted Ideal Logic gas boiler.

## BEDROOM THREE

8'10" x 8'6"

Two Upvc double glazed windows face the front aspect, raised recess and a radiator.

## FAMILY BATHROOM

The family bathroom features a panelled bath with a chrome mixer tap, wall mounted chrome mains shower and a glazed shower screen, a pedestal basin with chrome mixer tap, dual flush W.C, inset ceiling spotlights, radiator and an extractor fan.

## EXTERIOR

### FRONT

This attractive red brick home has a dwarf wall to the front with iron railings, an iron gate opens to the enclosed front garden laid to patio, outside light and path to the front door.

### REAR GARDEN

The low maintenance rear outside space is enclosed to all boundaries by high wooden fencing and is laid to patio with gravelled borders. There is a water butt, shed and gate to the parking spaces.

### PARKING

Located to the rear of the property a parking area has two allocated parking spaces for this property. There is pedestrian access from the rear garden and vehicle access from St James Gardens.

## ADDITIONAL INFORMATION

Council Tax Band - D







GROUND FLOOR  
321 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR  
287 sq.ft. (26.7 sq.m.) approx.



2ND FLOOR  
285 sq.ft. (26.5 sq.m.) approx.



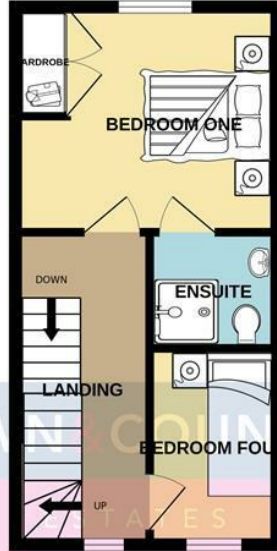
TOTAL FLOOR AREA : 894 sq.ft. (83.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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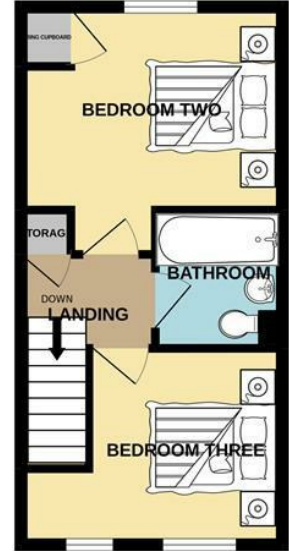
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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