

TOWN&COUNTRY
ESTATES



16 British Row, Trowbridge, , BA14 8PB

£210,000

LOCATION

The property is conveniently within walking distance of the train station, town center, secondary Schools, bus routes and shops. Trowbridge itself offers busy town center shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

Occupying a substantial corner plot in an ideal town centre location this two bedroom semi detached property comes to the market with no onward chain. The property comprises of a entrance porch, living room and kitchen/diner. The first floor offers two double bedrooms and a large bathroom, externally there are well sized gardens to the front, side and rear.

ENTRANCE PORCH

You enter the property through a wooden partially glazed front door into the entrance porch. There are stairs to the first floor and a door leading into the living room.

LIVING ROOM

The well proportioned living room has a large uPVC double glazed window overlooking the enclosed front garden. There is a feature brick fireplace that houses the back boiler, laminate flooring throughout and a radiator. To the rear of the room is an arched opening leading to the kitchen/diner.

KITCHEN DINER

The large kitchen/diner has a uPVC double glazed window overlooking the rear garden, there is also a door leading to the rear porch. The kitchen has a range of matching wall and base units and ample space for a dining table. Further benefits include a stainless steel sink with mixer tap over, a cooker with built in hob and a washing machine and fridge/freezer.

REAR PORCH

The rear porch provides an additional useful space, there are two uPVC double glazed windows to the rear and to the side, this also houses a tumble dryer.

FIRST FLOOR LANDING

The first floor landing offers access to both bedrooms and the bathroom, there is also a hatch providing access to the loft.

BEDROOM ONE

The large main bedroom has a uPVC double glazed window to the front, there is a built in storage cupboard and laminate flooring throughout.

BEDROOM TWO

The second double bedroom has a uPVC double glazed window to the rear, the airing cupboard and a radiator.



BATHROOM

The spacious bathroom has an obscure glass uPVC double glazed window to the rear. There is a close coupled WC, a pedestal wash basin and a shower cubicle with electric shower.

EXTERNAL

FRONT AND SIDE

The enclosed front garden is surrounded by established bushes providing privacy from the road, it is laid to decorative stone with decorative borders. there is a concrete path that leads from the front gate to the front door.

To the side of the property is another well sized garden, mainly laid to lawn with two trees and decorative borders, enclosing the side garden is wrought iron railings.

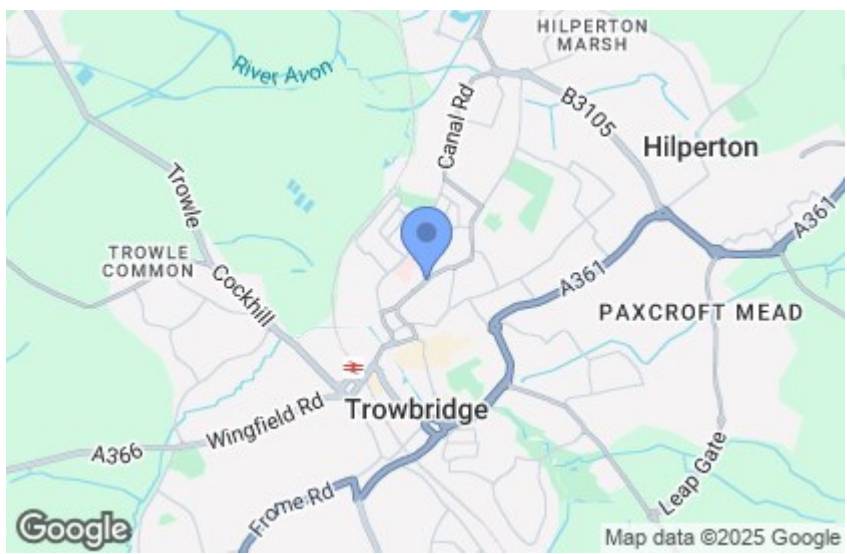
REAR

The rear of the property provides another enclosed garden and has side access from the front of the property. It is laid to patio, decorative stone and lawn. There is also a shed to the rear of the garden.

ADDITIONAL INFORMATION

EPC - TBC

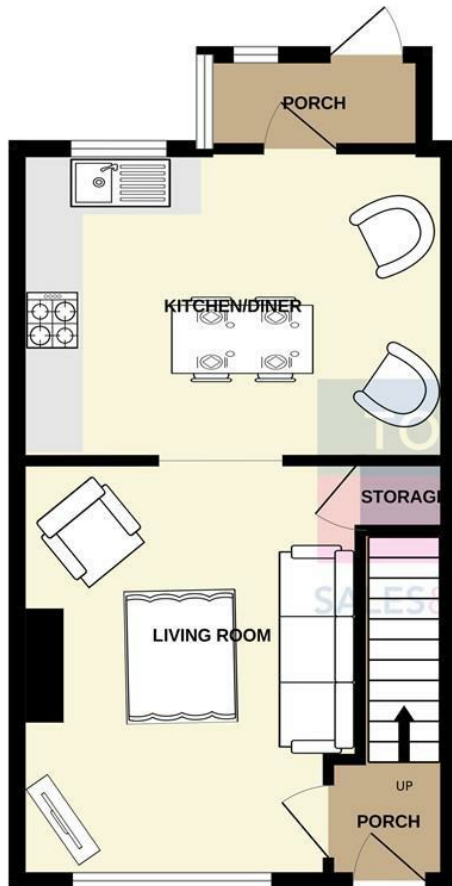
COUNCIL TAX BAND - A



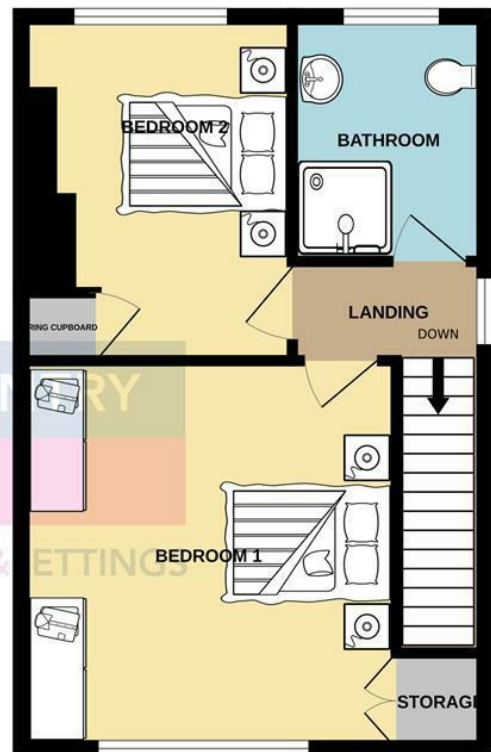




GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 792 sq.ft. (73.6 sq.m.) approx.

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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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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