

**TOWN&COUNTRY**  
ESTATES



**British Row, Trowbridge, Wiltshire BA14 8PB**

**£240,000**

## LOCATION

The property is conveniently within walking distance of the train station, town centre, 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

A much improved three bedroom terraced home, occupying an enviable position on the cusp of Trowbridge town centre, offering easy access to all amenities. This exceptional property approaches the market in great order, perfect to simply move into and enjoy.

The ground floor accommodation comprises an entrance hall, a cosy sitting room, a large refitted kitchen/dining room and gorgeous modern bathroom with freestanding bath and separate walk-in shower. Upstairs there are two double bedrooms with Victorian fireplaces, a single bedroom and the benefit of a separate WC.

Further benefits include gas central heating, uPVC double glazing, parking and a landscaped enclosed rear garden, with a fantastic garden room.

## ENTRANCE HALL

You enter the property through a composite front door in the entrance hall, with attractive tiled flooring, a Victorian style column radiator, decorative period features, thermostat heating controls, stairs to the first floor and wooden doors to the sitting room and kitchen/dining room.

## SITTING ROOM

10'6" x 9'10"

There is a uPVC double glazed window to the front, fireplace with stone hearth and floating wooden mantle, Victorian style column radiator and picture rail.

## KITCHEN/DINING ROOM

12'11" x 11'2"

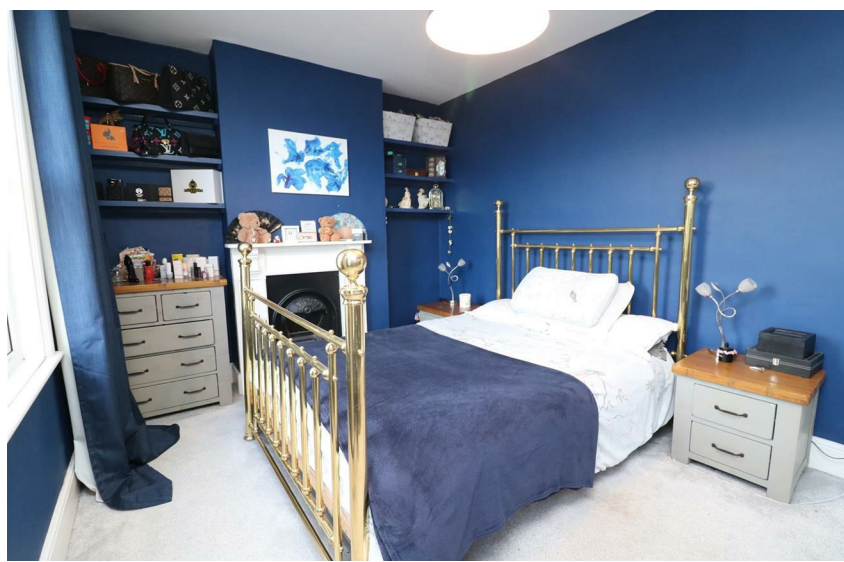
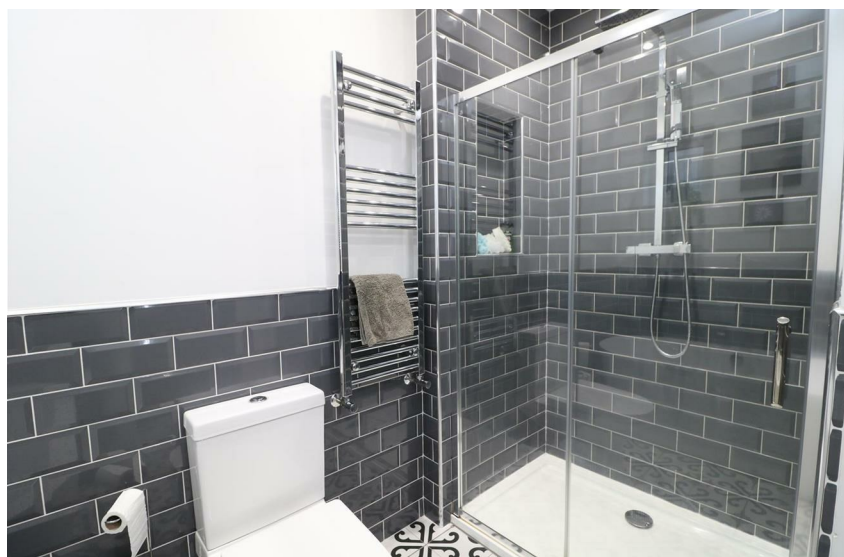
The fantastic modern kitchen/dining room has a uPVC double glazed window to the rear, a range of matching range wall base and draw units with square edge worksurfaces and metro tiled splash backs, inset sink with brass effect mixer tap, Smeg electric oven with inset gas hob and discreet extractor with light over, integrated fridge/freezer, vertical Victorian style column radiator, inset ceiling spotlights, tiled flooring, a door to the rear hall and a door to a utility cupboard, with storage and plumbing for a washing machine.

## REAR HALL

The rear hall has an obscure glazed uPVC door to the rear garden and a door to the bathroom.

## BATHROOM

The bathroom has been refitted to a high standard and offers two obscure uPVC double glazed windows to the rear, a gorgeous freestanding bath with wall mounted mixer tap, a large shower cubicle with mains rainfall shower and hand shower attachment, dual flush WC, pedestal basin with mixer tap, chrome heated towel rail, attractive tiled splash backs, inset ceiling spotlights, extractor fan and tiled flooring with underfloor heating.



## FIRST FLOOR LANDING

The first floor landing has a decorative panelled wall, access to the part boarded loft with ladder and wooden doors to all bedrooms and the WC.

## BEDROOM ONE

14'0" x 9'9"

Situated at the front of the home, bedroom one has two uPVC double glazed windows to the front, there is a Victorian cast iron fireplace with wooden surround and a vertical Victoria style column radiator.

## BEDROOM TWO

9'6" x 8'9"

The second double bedroom has a uPVC double glazed window to the rear, built-in wardrobe, cast iron Victorian fireplace with wooden surround and a Victorian style column radiator.

## BEDROOM THREE

9'8" x 9'1"

The third bedroom is currently used as a dressing room and has a uPVC double glazed window to the rear, Victorian style column radiator, fitted clothes rail and a cupboard housing a wall mounted Ideal gas boiler.

## W.C

An excellent addition to this period property is this first floor cloakroom, which has a close coupled W.C, a wall mounted basin, part panelled walls and inset ceiling spotlights.

## EXTERIOR

### FRONT

The front of the property is enclosed by an attractive dwarf wall, with a black iron gate opening to a path to the front door. There is a paved area for bin storage concealed by decorative hedging to the front.

### REAR GARDEN

The private and non overlooked rear garden is a lovely landscaped low maintenance outside space - steps lead from a paved patio with a raised planted border, to an artificial lawn railway sleeper edging. From here, further steps lead to a gravelled entertaining area with railway sleeper planters and a paved path to a fantastic garden room. The garden room is currently used as a home bar but could also make the ideal home gym or office. There are uPVC double glazed French doors, power and light.

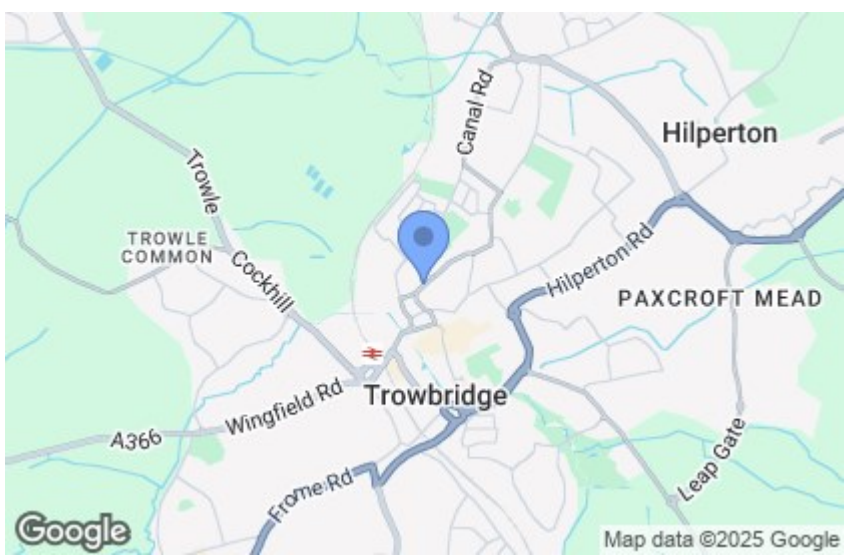
### PARKING

The property benefits from a parking space within Sainsburys car park, opposite the home.

### ADDITIONAL INFORMATION

- Windows to the front are sound deadening acoustic uPVC double glazed
- All windows and external doors fitted in 2020 with 10 year guarantee.
- New electrical consumer unit and partial rewire completed in August 2020.
- Modern refitted Kitchen & Bathroom
- The rear of the house has had the brickwork repointed this year (2025).

Council Tax Band - A







GROUND FLOOR



1ST FLOOR



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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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GROUND FLOOR  
453 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 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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TROWBRIDGE OFFICE  
9 Fore Street, Trowbridge,  
Wiltshire BA14 8HD

WESTBURY OFFICE  
16 High Street, Westbury,  
Wiltshire BA13 3BW

Teleph one: 01 225 7 766 99  
Email: [trowbridge@townandcountryestates.com](mailto:trowbridge@townandcountryestates.com)

Telephone: 0 137 3 8244 44  
Email: [westbury@townandcountryestates.com](mailto:westbury@townandcountryestates.com)

[www.townandcountryestates.com](http://www.townandcountryestates.com)

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