

**TOWN & COUNTRY**  
ESTATES



**Ashton Street, Trowbridge, Wiltshire BA14 7ER**

**Offers Over £210,000**



## LOCATION

Set on the edge of Trowbridge town centre, providing easy access to the park, shopping facilities, train station, health and education facilities. Trowbridge itself offers busy town centre shopping centres, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

**NO ONWARD CHAIN** - This recently improved three bedroom semi-detached homes boasts an ideal location within a small cul-de-sac, situated on the edge of Trowbridge's town centre. You enter the property through a wooden door into an entrance hall, there is a cloakroom toilet and access to the spacious lounge/dining room with stairs to the first floor. To the rear of the property is the kitchen and a door to the courtyard garden. On the first floor, there is double bedroom, two single bedrooms and a bathroom. Further benefits include gas central heating and two allocated parking spaces.

## ENTRANCE HALL

A wooden front door leads into an entrance hall, which provides entry to both the cloakroom and lounge/dining room.

## CLOAKROOM

The useful cloakroom toilet offers a close-coupled WC, a pedestal basin and ample space for hanging coats.

## LOUNGE/DINER

Upon entering the generous lounge/diner from the entrance hall, you will notice a UPVC double glazed window to the front, a radiator, recently renewed flooring, as well as provisions for television and telephone connectivity. There is a door to the kitchen and a recently carpeted staircase leading to the first floor landing.

## KITCHEN

Replaced in late 2024, the kitchen has a range of wall and base units, complemented by extra countertop space along one side of the room. There is an integrated oven paired with gas hob and extractor over, an inset sink complete with a chrome mixer tap, space for a fridge freezer, space for a tumble dryer and plumbing for a washing machine. Access to the rear courtyard is facilitated through a brand UPVC double glazed door.

## LANDING

The landing on the first floor offers access to all three bedrooms, the bathroom and the loft can be accessed via a brand new loft hatch.

## BEDROOM ONE

The primary bedroom features two UPVC double glazed windows to the front, a radiator, recently replaced carpets and good size wardrobe space.



## BEDROOM TWO

The second bedroom has a UPVC double glazed window to the rear, a radiator, recently replaced carpets and sufficient room for a wardrobe.

## BEDROOM THREE

The third bedroom boasts a UPVC double glazed window to the rear, recently replaced carpet and a radiator.

## EXTERIOR

### FRONT

At the front of the property there is a small pebbled front garden with a step up to the front door, this is surrounded by a small wall and metal railings.

### REAR COURTYARD

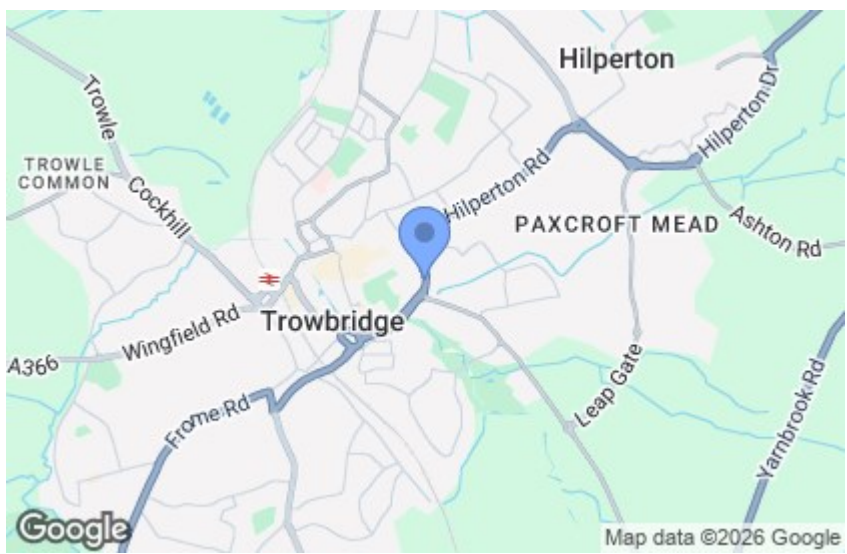
The rear enclosed courtyard garden features a combination of newly painted decking and patio areas, offering suitable room for outdoor seating. There is also a wooden storage unit which is surrounded by a recently installed high quality closeboard fencing.

### PARKING

The home enjoys the advantage of having two allocated off-road parking spaces, situated directly behind the house.

## ADDITIONAL INFORMATION

Council Tax band - C



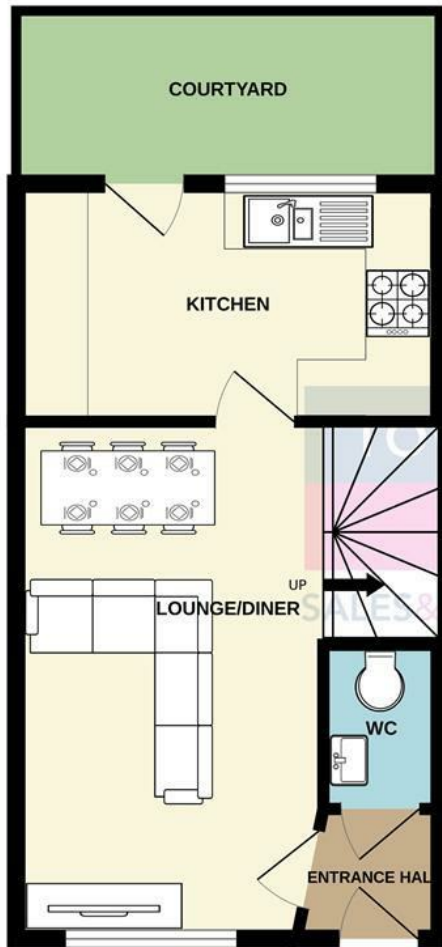




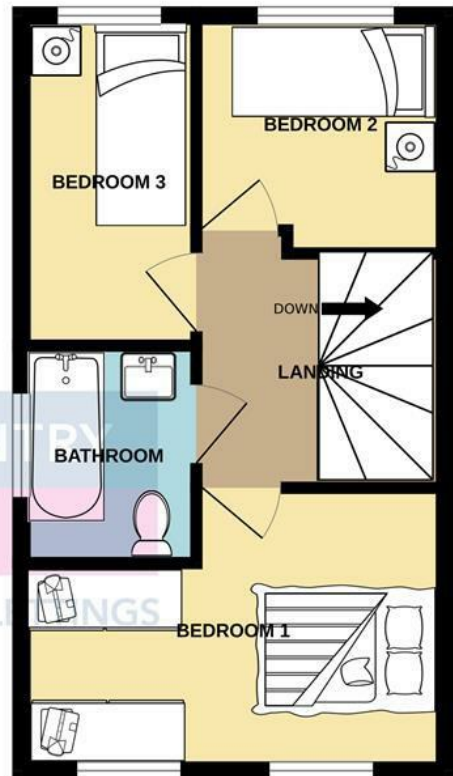




GROUND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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.

Made with Metropix ©2023



GROUND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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.  
Made with Metropix © 2023

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)

# SALES & MORTGAGES & LETTINGS

## TOWN & COUNTRY MORTGAGES

### FEE FREE Mortgage Services

- RE-MORTGAGES
- FIRST TIME BUYER
- HOME MOVER
- BUY TO LET



YOUR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT  
KEEP UP REPAYMENTS ON YOUR MORTGAGE

OFFICE, HOME AND TELEPHONE  
APPOINTMENTS AVAILABLE

CONTACT US ON:  
01225 776699

BOOK ONLINE:  
[www.townandcountrymortgages.net](http://www.townandcountrymortgages.net)

FIND US ON  

OLIVER BROWNING  
Managing Director

NB. Town and Country Estates have not tested any equipment, fixtures, fittings or services and cannot guarantee that they are in working order. Buyers are advised to seek professional advice from their solicitors or surveyor. Internal measurements should not be relied upon for fitting of carpets or furniture without checking. These details have been prepared in good faith and whilst believed to be correct give notice that none of the statements are to be relied upon as statements or representations of fact. Some statements are inevitably subjective and are therefore the view of the author at the time the information was prepared. If any items are particularly important to you then please check with this office first, especially if travelling some distance to view.