



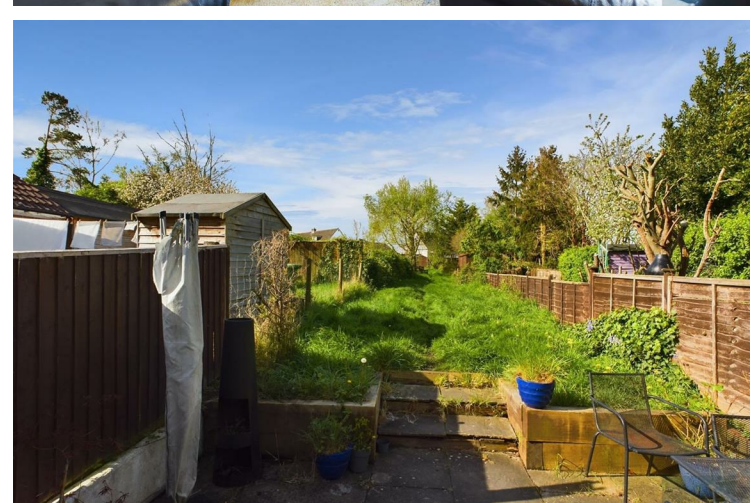
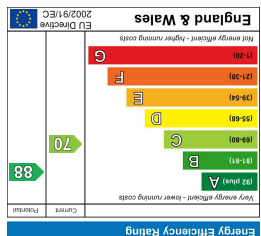
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**Code of Practice**  
The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or a Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website [www.leasebusinesspremise.co.uk](http://www.leasebusinesspremise.co.uk)

**Asbestos Regulations**  
It is the responsibility of the owner or tenant of the property, and anyone who has control over it (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.



23 Drynham Road  
Trowbridge, Wiltshire, BA14 0PE  
£260,000

- Two Bedroom Extended Mid Terraced Victorian House
- Kitchen With Oven, Hob & Extractor, Utility Room & Cloakroom
- Gas Central Heating, PVCu Double Glazing
- Driveway Parking for 1 Car
- Hall, Lounge with Wood Burning Stove & Dining Room
- Two Double Bedrooms & Bathroom with Shower Cubicle
- Long Rear Garden
- EPC Rating-C



### SITUATION

Situated in an attractive terrace of similar homes towards the town outskirts, Drynham Road benefits from close proximity to a local general store and public house nearby with easy access to local primary and secondary schooling in addition, whilst the town centre and its range of amenities is within walking distance.

Trowbridge is the County Town of Wiltshire and has benefitted from significant development, which is still ongoing, and offers a good range of schooling for all ages and town centre amenities including a large Tesco Extra, Marks & Spencer Food hall, Sainsburys, ASDA, The Shire Shopping Centre and Odeon Cinema complex. Trowbridge is accessible from the M4 and has a railway station providing regular services to Salisbury, Southampton and Weymouth to the south, Bath and Bristol to the northwest and Chippenham and Swindon to the north. Surrounded by open countryside with picturesque villages scattered around offering history and character, there is an abundance of leisure opportunities to meet most peoples needs.

### DESCRIPTION

A well presented and extended 2 bedroom mid terraced Victorian house offering a wealth of character features. The house offers accommodation including an entrance hall with original tiled floor, lounge with feature brick built fireplace and wood burning stove, separate dining room with Victorian fireplace, kitchen with oven, hob, extractor and integrated fridge/freezer, utility room, cloakroom and rear porch. Upstairs are two double bedrooms and a 4 piece family bathroom with a roll edged bath and a separate shower cubicle. The house also boasts gas central heating, PVCu double glazing, a long rear lawned garden with patio area and a block paved driveway at the front providing parking for one car.

### ACCOMMODATION

#### ENTRANCE HALL

PVCu front door with glazed insert over to entrance hall. Original ornate tiled floor, radiator, coved ceiling and ornate archway, stairs to first floor landing, doors to lounge and dining room.

#### DINING ROOM

11'0" x 9'3" (3.36m x 2.84m)

Victorian cast iron fireplace with surround and mantle over, radiator, PVCu double glazed window to front, fitted shelving to both sides of the chimney breast and ornate coving.

#### LOUNGE

13'4" x 13'2" (4.08m x 4.03m)

Feature brick built fireplace with paved hearth and inset wood burning stove, radiator, under stairs storage cupboard, window to rear (Not Double Glazed)

#### KITCHEN

7'11" x 7'8" (2.43m x 2.35m)

With a single drainer enamel sink unit with mixer taps over and drawers and cupboards under. Fitted with a range of base units and wall cupboards with laminate work surfaces and tiled splash backs and incorporating a built in double oven, 4 ring gas hob unit with extractor hood over, integrated fridge, tiled floor, 4 inset down lights, PVCu double glazed window to rear, open way to utility room & cloakroom and part glazed door to rear porch.

#### UTILITY ROOM

4'7" x 5'0" (1.42m x 1.54m)

Work surface area with space under and plumbed for washing machine, integrated freezer, radiator, tiled floor, a wall mounted Potterton gas fired boiler, PVCu double glazed window to rear and door to cloakroom.

#### CLOAKROOM

With a white suite comprising a low level WC, pedestal wash hand basin, one inset down light, PVCu double glazed window to rear and tiled floor.

#### REAR PORCH

3'10" x 4'6" (1.17m x 1.38m)

Tiled floor and a PVCu double glazed door and side panel to rear garden

#### FIRST FLOOR LANDING

Access to roof space and radiator.

#### BEDROOM ONE

13'4" x 11'0" (4.07m x 3.37m)

Radiator and two PVCu double glazed windows to front.

#### BEDROOM TWO

13'6" x 9'3" (4.12m x 2.84m)

Built in wardrobe with shelving and hanging rail, radiator and PVCu double glazed window to rear.

#### FAMILY BATHROOM

With a roll edged bath with mixer taps over with telephone style shower attachment, low level WC, pedestal wash hand basin, stainless steel heated towel rail, independent double size shower cubicle with thermostatic shower. Tiled floor and walls, extractor fan and PVCu double glazed window to rear.

#### EXTERNALLY

##### FRONT

With a block paved driveway providing parking for one car and leading to the front door with lantern light.

##### REAR GARDEN

With a paved patio area with a shared rear pedestrian access leading via a timber gate to the end of the terrace. Outside tap and sensor light. There is a long lawned rear garden with a tree and a timber garden shed being bound by post & wire fencing.

#### TENURE

Freehold with vacant possession on completion.

#### COUNCIL TAX

The property is in band B with the amount payable for 2024/25 being £1892.03.

#### SERVICES

Mains services of gas, electricity, water and drainage are connected. Central heating is from the gas fired Potterton combination boiler (NOT TESTED BY CHASE BUCHANAN)

#### VIEWINGS

To arrange a viewing please call 01225-341505 or email [trowbridge@chasebuchanan.co.uk](mailto:trowbridge@chasebuchanan.co.uk)

#### CODE

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