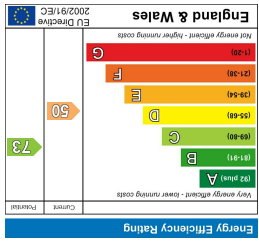




IMPORTANT NOTICE
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Chase Buchanan has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

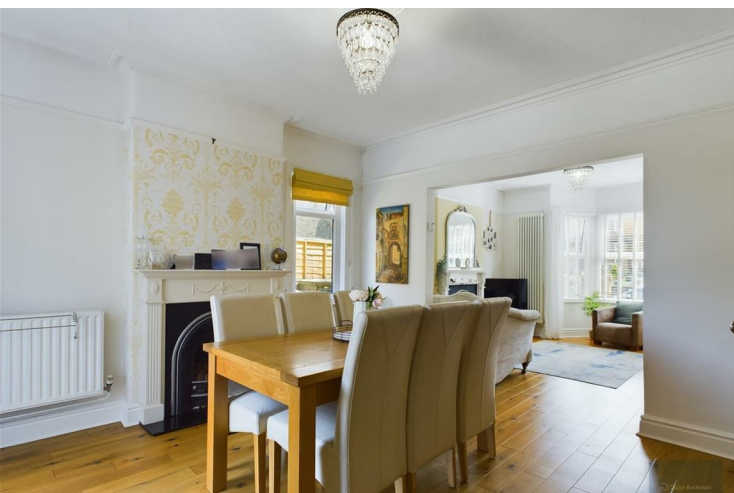
Code of Practice
The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or a Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.leasebusinesspremisses.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.



164 Frome Road
Trowbridge, Wiltshire, BA14 0DL
£435,000

- Attractive Extended Detached Period Family Home
- Four Bedrooms
- Well Presented & Updated Throughout
- Double Garage
- Internal Viewing Recommended
- Accommodation over Three Floors
- Character Features
- Landscaped Rear Garden
- EPC Rating E / Council Tax Band D
- CHECK OUT THE VIDEO LINK TO OUR 360° WALK THROUGH TOUR



Situation

Conveniently located on the Frome Road with good access to local amenities including a convenience store, schools for all ages, Trowbridge College and Trowbridge Sports Centre. There is also good access to public transport with a bus stop nearby.

Trowbridge town centre is within half a mile with several well-placed superstores and ample parking opportunity. Trowbridge is the County Town of Wiltshire and offers a good range of schooling, great shopping, restaurants and leisure facilities including an Odeon multiplex cinema complex close by to Trowbridge Park. This is a characterful town surrounded by countryside and is well situated for access to the other locals towns, villages and the city of Bath. Also with a popular railway station providing regular services to Salisbury and Southampton to the south and within 20 minutes journey to Bath and onto Bristol and the northwest.

Description

This impressive detached and extended family home dates back to 1882 as one of the stand alone properties that adjoined the old Frome Road before it was widened and is the road we know today. The house offers accommodation over three floors and has been greatly improved by the current owners with an extensive programme of updating and refurbishment over the years, whilst retaining and enhancing the character features throughout including original tiling and arch to the entrance hall, ceiling roses, picture rails, attractive fireplaces, engineered wood flooring on the ground floor, solid wood doors, a selection of modern Victorian style radiators and skimmed ceilings throughout. Externally the rear rendering of the house has been updated and a double garage/workshop has been added, with access from Rock Road, providing off street parking.

There is gated access from the front with a wide side passage leading to the rear garden which is private and enclosed. Landscaped for ease of maintenance with a generous paved patio, ideal for entertaining, and glass balustrades providing a useful and decorative break to the lawn area.

An Internal Viewing is Recommended.

Accommodation

Entrance Hallway

PVCu double glazed entrance door. Original tiled flooring. Decorative arch. Radiator with radiator cover. Stairs to the first floor.

Living Room

12'1" x 12'10" (3.70 x 3.93)

Three section bay window with sash style PVCu double glazed windows and fitted blinds. Ceiling rose. Gas fireplace with attractive surround. Engineered wood flooring. Vertical radiator. Flat arch through to the dining room.

Dining Room

13'1" x 13'4" (4 x 4.08)

PVCu double glazed window to the side. PVCu french doors opening onto the rear patio. Ceiling rose. Feature open fireplace. Understairs cupboard. Engineered wood flooring. Radiator.

Kitchen

20'11" x 8'9" (6.38 x 2.67)

Range of matching wall and base units with granite square edge worktops and upstands. Integral dishwasher and washing machine. Space for fridge/freezer. Range Gas Cooker with fitted extractor fan above. Tiled cooker splashback. Cupboard housing the combination wall mounted boiler. Two radiators. Tiled flooring. PVCu double glazed sash style window to the side and PVCu double glazed window to the rear. PVCu double glazed french doors opening onto the rear patio.

On The First Floor

Landing

Two radiators. Stairs to the second floor.

Bedroom One

13'3" x 10'9" (4.05 x 3.30)

PVCu double glazed sash style windows to the side and the rear with fitted blinds. Feature fireplace. Exposed floorboards. Radiator.

Bedroom Two

12'2" x 9'7" (3.72 x 2.94)

PVCu double glazed sash style window to the front with fitted blind. Ceiling rose. Exposed floorboards. Radiator.

Bedroom Four

9'1" x 6'0" (2.79 x 1.84)

PVCu double glazed sash style window to the front with fitted blind. Radiator. Radiator cover.

Family Bath/Shower Room

6'3" x 9'1" (1.92 x 2.78)

Contemporary black and white suite with WC, wash hand basin inset a vanity cupboard below, bath with shower attachment and separate large shower cubicle with sliding door. Tiled walls and flooring. PVCu double glazed sash style obscure window to the rear with fitted blind. Small obscure PVCu double glazed window to the side. Vertical radiator.

On the Second Floor

Landing

Bedroom Three

15'4" x 10'4" (4.68 x 3.15)

With sloped ceilings. Velux window to the front with window seat. Large Velux window to the rear. Useful cupboards and eave storage.

Externally

Front

In an elevated position the house stands proud bordered to the front with a mixture of brickwork and attractive iron fencing and entrance gate. Decorative paving leading to the gated side access and the front door. Garden laid for ease of maintenance with plum slate chippings.

Rear

Double Garage

Electric roller door. Power and light. PVCu double glazed double entrance door leading onto the rear garden. Two PVCu double glazed windows overlooking the rear garden. Timber cladded.

Access to the double garage is from Rock Road.

Rear Garden

Beautifully landscaped for ease of maintenance, entertaining or simply sitting out in the sun. Large paved patio area with glass balustrade separation to the grassed area of the garden with gravel path leading to the double garage. Majority enclosed with panel fencing and gated side access to the front. Wide side passage with useful bin store. Decorative sleepers.

Tenure

Freehold with vacant possession on completion.

Council Tax

The property is in Band D with the amount payable for 2024/25 being £2432.60.

Services

Main services of gas, electricity, water and drainage are connected. Central heating is from the updated gas fired combination boiler (annually services, not tested by Chase Buchanan).

Viewings

To arrange a viewing please call 01225 341504 or email trowbridge@chasebuchanan.co.uk

Code

11374 15/08/24

