

**TOWN & COUNTRY**  
ESTATES



**Bond Street Buildings, Trowbridge, Wiltshire BA14 0AN**

**£230,000**

## LOCATION

The property is situated within a popular residential area, close to local amenities and Schools, while remaining within easy reach of Trowbridge Town centre and Train Station. Trowbridge itself offers busy town centre shopping, a modern cinema complex with restaurants and train station, with direct links to Bath, Bristol and beyond.

## DESCRIPTION

**VENDOR SUITED - ONWARD PURCHASE WITH NO CHAIN** - This fantastic, two bedroom end of terrace house has recently enjoyed thorough refurbishment and offers a turn-key home for its new buyer. The ground floor accommodation comprises a sitting room, modern kitchen, utility room and the benefit of a cloakroom toilet. On the first floor there is the master bedroom, second bedroom and luxury bathroom, with both a shower and bath. An inner landing has paddle steps to the attic room, which offers a multitude of uses. Further benefits includes uPVC double glazing, gas central heating, a lovely enclosed rear garden and off road parking.

## ENTRANCE/UTILITY ROOM

12'9" x 4'7"

You enter into the home into the utility room, where there is a uPVC double glazed window to the side, wood effect worksurface with inset sink, chrome mixer tap and tiled splashbacks, plumbing for a dishwasher, plumbing for a washing machine, space for an American style fridge/freezer, LVT flooring, inset ceiling spotlights, radiator and a pocket door to the cloakroom.

## CLOAKROOM

The welcome cloakroom toilet has a uPVC double glazed window to the side, close couple WC, pedestal basin with chrome mixer tap, tiled splashbacks, extractor fan and inset ceiling spotlight.

## KITCHEN

13'1" x 10'5"

The gorgeous modern kitchen has a uPVC double glazed window to the front, a range matching base and wall units with wood effect worksurfaces and breakfast bar, 1 1/2 bowl inset sink with chrome mixer tap and tiled splashbacks, inset Smeg oven, ceramic hob with extractor and light over, space for microwave, a feature exposed brick wall, electric panel heater, wood effect flooring, doorway to the sitting room and stairs to the first floor landing.

## SITTING ROOM

10'9" x 10'9"

A fireplace with exposed brickwork, floating wooden mantle and log burning stove creates a fabulous focal point to the room, with a uPVC double glazed window overlooking the rear garden, space for a wall mounted TV, wooden effect flooring, inset ceiling spotlights, radiator and a uPVC door to the garden.

## FIRST FLOOR LANDING

There are doors to both bedrooms and the inner landing.



## BEDROOM ONE

10'9" x 10'9"

This double bedroom has a uPVC double glazed window to the front, a decorative bedroom fireplace, space for wardrobes, wood effect flooring, inset ceiling spotlights and a radiator.

## BEDROOM TWO

9'10" x 7'2"

The second bedroom has a door to the bathroom but has been partitioned by sliding doors to create a private space. There a uPVC double glazed window to the rear, a wall mounted Vaillant gas boiler, wood effect flooring and a radiator.

## BATHROOM

Steps, with storage beneath, lead to the luxury bathroom. There are obscure uPVC double glazed windows to the side and rear, a double shower enclosure with rainfall effect shower head, hand shower attachment and sliding door, compact bath, dual flush WC, a wall hung vanity unit with drawers and inset basin with chrome mixer tap, chrome heated towel rail, tiled flooring with underfloor heating, tiled splashbacks and extractor fan.

## INNER LANDING

Paddle steps lead to the attic room.

## ATTIC ROOM

12'1" max into eaves x 10'2"

This versatile attic room is another huge benefit to the home and has a Velux window to the rear, two built-in storage cupboards, wood effect flooring, inset ceiling spotlights, radiator and access to eaves storage.

While a large amount of work has already been completed, we understand from the current vendor that to class this room as a 'bedroom', a water sprinkler system needs to be installed within the home, at a cost of circa £3,000.

## EXTERIOR

### FRONT COURTYARD

A wooden gate opens to the pretty front courtyard, which has an outside light, decorative tiled flooring and door to the house.

### REAR GARDEN

The enclosed rear garden is a wonderful low maintenance outside space, with a paved patio and decking immediately from the rear of the house - perfect for a table and chairs. There is artificial lawn with decked path leading to a wooden summerhouse - which has been used as a home office. To the rear is a paved area with wooden storage shed. The garden also benefits external power sockets, mature pear tree, a gate to the side and secure gate to the driveway.

### PARKING

Certainly a rarity for Bond Street Buildings, the private drive is yet another advantage to the property. A gate opens from drive to the rear garden.

### ADDITIONAL INFORMATION

Council Tax Band - A

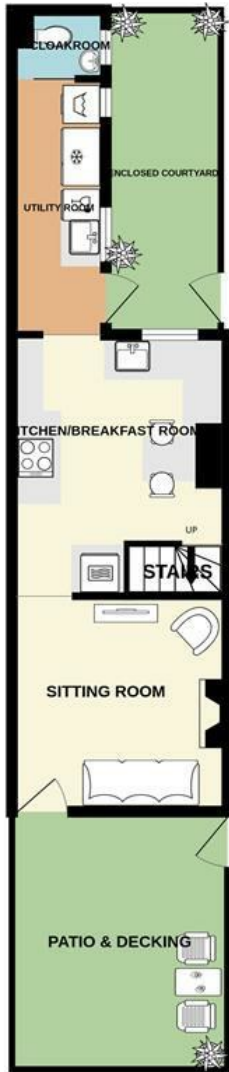
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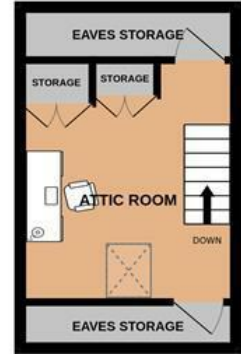
GROUND FLOOR  
328 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



2ND FLOOR  
186 sq.ft. (17.3 sq.m.) approx.



TOWN & COUNTRY  
SALES & MARKETING SERVICES & LETTINGS

TOTAL FLOOR AREA : 846 sq.ft. (78.6 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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