



50 West Ashton Road

Trowbridge BA14 6FG

A fantastic opportunity to purchase a well presented, modern terraced house situated on the West Ashton side of town close to riverside walks, open countryside, superstore and cinema/restaurant complex. Spacious accommodation arranged over three floors features include entrance hall, kitchen, lounge/dining room with French doors onto garden, cloakroom, two double bedrooms and bathroom to the first floor, and main bedroom to the top floor with built-in wardrobes and en suite shower room.

Benefits include UPVC double glazing, gas central heating, low maintenance garden with south-westerly aspect, garage and parking. Early viewing is highly recommended. Vendor suited with no onward chain.

Offers Over £269,500





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed door to the front. Radiator. Stairs to the first floor with small cupboard under. Wood effect flooring. Fuse box. Smoke alarm. Panelled doors off and into:

Cloakroom

Radiator. Corner pedestal wash hand basin with tiled splash-back and dual flush w/c. Extractor fan. Tiled flooring.

Kitchen

9'4 x 8'1 (2.84m x 2.46m)
UPVC double glazed window to the front. Radiator. Extensive range of wall, base and drawer units with tiled surrounds and rolled top work surface. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel fan assisted electric oven and four-ring gas hob with extractor hood over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Tiled flooring. Enclosed boiler.

Lounge/Dining Room

15'1 x 14'8 max (4.6m x 4.47m max)
UPVC double glazed window to the rear and French doors to the rear. Two radiators. Television and telephone points. Wood effect flooring.



FIRST FLOOR

Landing

UPVC double glazed window to the front. Radiator. Stairs to the second floor. Airing cupboard housing tank and shelving. Smoke alarm. Panelled doors off and into:

Bedroom Two

14'8 x 7'9 (4.47m x 2.36m)
Two UPVC double glazed windows to the rear. Radiator.

Bedroom Three

9'5 x 8'3 (2.87m x 2.51m)
UPVC double glazed window to the front. Radiator.

Family Bathroom

Radiator. Three piece suite with part tiled surrounds comprising panelled bath with shower over and glass screen enclosing, pedestal wash hand basin and dual flush w/c. Extractor fan.

SECOND FLOOR

Landing

Radiator. Panelled door to:

Bedroom One

17'0 x 11'1 max (5.18m x 3.38m max)
UPVC double glazed window to the front over-looking green; and double

glazed Velux window to the rear. Radiator. Telephone point. Built-in run of wardrobes. Access to loft space. Panelled door to the:

En Suite Shower Room

Double glazed Velux window to the rear. Radiator. Three piece suite with part tiled surrounds comprising shower cubicle with mains shower and bi-fold door enclosing, pedestal wash hand basin and dual flush w/c. Tiled effect vinyl flooring.

EXTERNALLY

To The Front

Pathway leading to the front door with canopy over and entrance light. Shrubs and hedgerow.

To The Rear

Enclosed low maintenance garden with south-westerly aspect comprising decked area to the immediate rear, area laid to loose stone chippings and a variety of shrubs. Outside light. Enclosed by fencing with gated access to the rear.

Garage

17'8 x 7'7 (5.38m x 2.31m)
Located and numbered under adjacent coach house - please see map. Up and over door to the front. Driveway to the front providing off road parking.





Total area: approx. 103.6 sq. metres (1114.9 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

