

The logo for 'KINGSTONS' is displayed in a white, semi-transparent rectangular box with a decorative floral pattern in the background. The text 'KINGSTONS' is written in a bold, dark blue, sans-serif font.

## 35 Avenue Road Trowbridge BA14 0AQ

A fantastic opportunity to purchase a three DOUBLE bedroom Victorian house, situated within the highly regarded & tree lined Avenue Road, close to schools, recreation ground, railway station and town centre. This spacious family home comprises entrance hall with original tiled flooring, two reception rooms with feature fireplaces, conservatory, breakfast room, kitchen, three double bedrooms with feature fireplaces and family bathroom. Benefits include UPVC double glazing, gas central heating and good sized south-west facing garden with summer house. Early viewing highly recommended as properties in this location always prove very popular. Vendor suited.

**Offers Over £325,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Porch

Part stained glass, panelled door to the front with transom window over. Original tiled flooring. Fuse box and electric meter. Part glazed, panelled door with transom window over to the:

### Entrance Hall

Radiator. Stairs to the first floor with storage cupboard under. Original tiled flooring. Panelled doors off and into:

### Living Room

12'4" x 12'2" (3.75 x 3.70)  
UPVC double glazed bay window to the front. Radiator. Feature open fireplace with tiled surrounds and hearth. Television point. Picture rail, coving and ceiling rose.

### Dining Room

13'4" x 9'6" (4.07 x 2.90)  
Radiator. Feature fireplace with marble surrounds and tiled hearth. Stripped wood flooring, picture rail, coving and ceiling rose. UPVC double glazed French doors to the:

### Conservatory

14'5" x 5'3" (4.40 x 1.60)  
UPVC double glazed and brick construction with French doors to the rear. Tiled flooring and wall lights. UPVC double glazed door to the:



### **Kitchen**

10'10" x 8'2" (3.29 x 2.50)  
UPVC double glazed windows to the rear and side. Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. One and a half bowl sink drainer unit with mixer tap. Gas cooker point. Plumbing for washing machine. Space for fridge/freezer. Wall mounted Viessman boiler. Tiled flooring, exposed brick wall and wood panelled ceiling. Archway to the:

### **Breakfast Room**

10'10" x 6'11" (3.30 x 2.10)  
UPVC double glazed window to the side. Radiator. Feature fireplace with wood mantle and cast iron surrounds. Built-in cupboards and dresser. Wood effect flooring and coving. Panelled door to the entrance hall.

## **FIRST FLOOR**

### **Landing**

Balustrade. Access to loft space. Study area. Coving. Panelled doors off and into:

### **Bedroom One**

12'2" x 10'2" (3.70 x 3.10)  
UPVC double glazed bay window to the front. Radiator. Feature fireplace with wood mantle and cast iron surrounds. Coving and ceiling rose.

### **Bedroom Two**

13'1" x 9'10" (4.00 x 3.00)  
UPVC double glazed window to the rear.

Radiator. Feature cast iron fireplace. Coving.

### **Bedroom Three**

10'2" x 8'5" (3.10 x 2.56)  
UPVC double glazed window to the rear. Radiator. Feature cast iron fireplace. Built-in cupboard with shelving.

### **Family Bathroom**

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with part tiled surrounds comprising panelled cast iron bath, pedestal wash hand basin and w/c. Tiled effect flooring and coving.

## **EXTERNALLY**

### **To The Front**

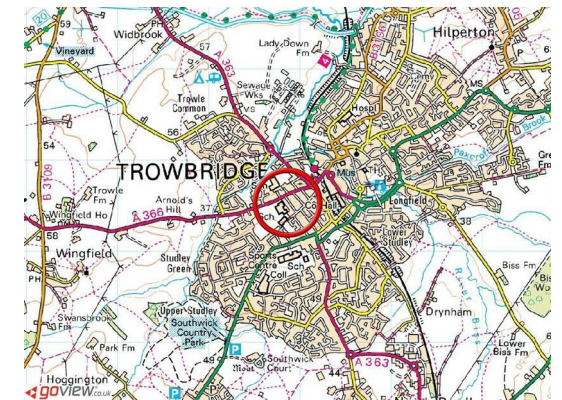
Path to the front door with storm porch over. Area laid to loose stone chippings and hedgerow. Enclosed by stone walling. Gated side pedestrian access to the rear.

### **To The Rear**

Good sized, south-west facing rear garden with private aspect comprising large block paved patio area to the immediate rear, steps down to area laid to loose stone chippings with fishpond and raised beds with a variety of plants, trees and shrubs, steps up to area laid to lawn with a variety of plants, trees and shrubs; and paved patio area with summerhouse. Storage area. Small shed. Outside light and tap. All enclosed by fencing.



Tenure **Freehold**  
Council Tax Band **C**  
EPC Rating **E**



  
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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.