



18 Westbourne Road

Trowbridge BA14 0AJ

A very well-presented, stone faced, three/four bedroom Victorian end of terrace house situated within the well regarded Westbourne Road close to schools, railway station, supermarkets, park and town centre. This deceptively spacious family home boasts three reception rooms, kitchen, utility room, wet room, 4th bedroom/study, family bath & shower room and en suite shower room. Benefits include uPVC double glazing, gas central heating and enclosed rear courtyard style garden with private aspect. Viewing is highly recommended. NO ONWARD CHAIN.

Guide Price £325,000



ACCOMMODATION

All measurements are approximate.

Entrance Hall

Obscured glazed, panelled door to the front with transom window over. UPVC double glazed window to the side. Two radiators. Stairs to the first floor with cupboard under. Tiled flooring and coving. Panelled doors off and into:

Living Room

11'10 x 11'8 (3.61m x 3.56m)
UPVC double glazed window to the front. Radiator. Feature fireplace with wood burner inset. Television point. Sliding part glazed doors to the:

Dining Room

13'1 x 10'2 (3.99m x 3.1m)
UPVC double glazed door to the rear. Radiator. Feature fireplace with decorative cover. Wood effect flooring. Panelled door to the hall.

Kitchen

10'4 x 10'1 (3.15m x 3.07m)
UPVC double glazed windows to both sides. Extensive range of wall, base, drawer and larder units with tiled splash-backs and rolled top work surfaces. One and a half bowl sink drainer unit with mixer tap. Electric cooker with extractor over. Plumbing for dishwasher. Space for fridge. Tiled flooring and panelled ceiling with inset spotlights. Panelled door to the:

Utility Room

10'5 x 4'2 (3.18m x 1.27m)
Range of wall and base mounted units with tiled splash backs and rolled top work surfaces. Single sink drainer unit. Plumbing for washing machine. Space for fridge/freezer. Tiled flooring. Wall mounted Worcester boiler. Panelled door to the:



Inner Hallway

UPVC double glazed door to the side. Radiator. Tiled flooring. Built-in cupboard. Door to the wet room. Door to the:

Family Room

9'10 x 9'10 (3m x 3m)
UPVC double glazed French doors to the rear. Radiator. Tiled flooring and panelled ceiling.

Wet Room

Obscured UPVC double glazed window to the side. Chrome towel radiator. White suite with fully tiled surrounds comprising mains mixer shower, wash hand basin and w/c. Tiled flooring.

FIRST FLOOR

Landing

Obscured UPVC double glazed window to the side. Radiator. Balustrade. Smoke alarm. Stairs to the second floor. Panelled doors off and into:

Bedroom Two

13'9 x 11'11 (4.19m x 3.63m)
UPVC double glazed window to the front. Radiator. Two built-in double wardrobes.

Bedroom Three

13'3 x 10'1 (4.04m x 3.07m)
UPVC double glazed window to the rear. Radiator. Built-in double wardrobe. Coving.

Study/Bedroom Four

7'3 x 6'11 (2.21m x 2.11m)
UPVC double glazed window to the side. Radiator. Dado rail.

Family Bath & Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Four piece white heritage style suite with fully tiled surrounds comprising panelled bath with shower mixer tap, shower cubicle with electric shower over and sliding doors enclosing, pedestal wash hand basin

and w/c. Wood flooring and panelled ceiling. Airing cupboard housing hot water tank.

SECOND FLOOR

Landing

UPVC double glazed window to the rear. Panelled door to:

Bedroom One

11'2 x 9'10 (3.4m x 3m)
UPVC double glazed window to the rear. Radiator. Range of built-in wardrobes. Panelled door to store room with Velux window to the front. Panelled door to:

En Suite Shower Room

Velux window to the front. Chrome towel radiator. Three piece white suite with tiled surrounds comprising corner shower cubicle with mains shower over and sliding doors enclosing, wash hand basin and w/c. Built-in cupboards and drawers. Tiled flooring. Extractor. Shaving point.

EXTERNALLY

To The Front

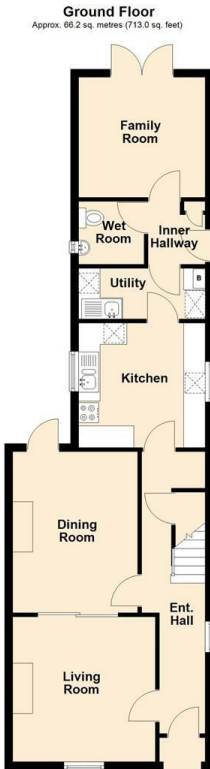
Storm porch over front door with entrance light. Enclosed courtyard area laid to paving with a variety of plants and shrubs. Paved pathway leading to gated side pedestrian access to the rear. All enclosed by walling.

To The Rear

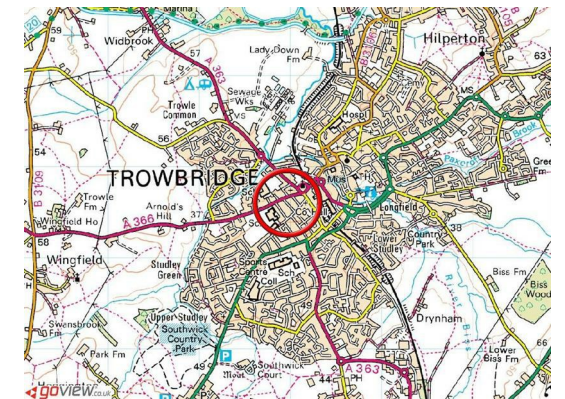
Enclosed courtyard style garden with private aspect comprising area laid to paving and raised beds with a variety of plants and shrubs. Two garden sheds. Outside tap and light. Enclosed by fencing and walling.



Tenure **Freehold**
 Council Tax Band **D**
 EPC Rating **D**



Total area: approx. 141.7 sq. metres (1524.9 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.