

TOWN&COUNTRY
ESTATES

Dursley Road, Trowbridge, Wiltshire BA14 0NW

£270,000

LOCATION
The property is conveniently located within walking distance to the town centre, schools, doctors, train station and the new cinema and restaurant complex.

DESCRIPTION
NO ONWARD CHAIN - An impressive three bedroom mid terrace Victorian home, renovated and remodelled to create an ensuite to the master bedroom, first floor bathroom and second floor bedroom. The good size accommodation comprises an entrance hall, sitting room, dining room, refitted kitchen, utility/cloakroom and rear hall leading to the garden. On the first floor is the master bedroom with a modern ensuite bathroom, bedroom two, the family bathroom and access to the second floor. The third bedroom occupies the second floor. Further benefits to the property include uPVC double glazing, gas central heating, an enclosed rear garden, a large detached garage and parking to the rear. We highly recommend an early internal viewing.

ENTRANCE HALL
You enter the property through a wooden entrance door with obscure glazed panels, there is exposed original period tiled flooring, exposed wooden stairs to the first floor landing and a wooden obscure glazed door to the dining and sitting room.

SITTING ROOM
11'1" x 10'5"
There is a uPVC double glazed window to the front, a open fireplace creates a real focal point to the room, with a wooden mantle tiled hearth and cast iron fire, inset shelving and a radiator.

DINING ROOM
13'9" max x 13'1"
The dining room has a uPVC double glazed window to the rear, a feature fire place with wooden mantle, tiled hearth and a gorgeous log burning stove, bespoke fitted seating with storage beneath and radiator. This opens into both the sitting room and kitchen.

KITCHEN
9'10" x 9'6"
This recently replaced kitchen has a uPVC double glazed window to the side, a range of matching base and wall units with stone work surfaces and matching up stands, ceramic Belfast double sink unit with chrome mixer tap, built in oven, inset gas hob and extractor fan with light over, space for fridge/freezer, flagstone flooring and an opening to the rear hall.

REAR HALL
With a uPVC double glazed window to the rear, there is a doorway to the utility/cloakroom, flagstone flooring and a uPVC double glazed door to the garden.

UTILITY/CLOAKROOM
Largely complete but this room requires finishing by the new owner. There is an obscure uPVC double glazed window to the rear, inset ceiling spotlights, a wall hung WC, extractor fan, plumbing for washing machine, space for tumble dryer and a wall mounted ideal gas boiler.









FIRST FLOOR LANDING
The spacious and galleried landing has wooden doors leading to bedroom one, bedroom two, the family bathroom and stairs to the second floor third bedroom.

BEDROOM ONE
14'1" x 11'2"
This light and airy master bedroom has a uPVC double glazed window to the rear, built in wardrobe with light, a radiator and door to the en-suite bathroom.

EN-SUITE
A large shower cubicle with mains shower, storage niche and attractive tiled splash backs, close couple WC, vanity unit with shelving and a decorative basin with mirror above, inset ceiling spotlights and an extractor fan

BEDROOM TWO
12'10" x 9'2"
Bedroom two has a uPVC double glazed window to the front and radiator.

FAMILY BATHROOM
The modern family bathroom has a uPVC double glazed window to the rear, a compact bath with mixer tap and hand shower attachment, vanity unit with inset basin and chrome mixer tap, inset dual flush WC, inset ceiling spotlights, extractor fan and attractive tiled flooring.

BEDROOM THREE
9'6" x 8'10" MAX
The second floor third bedroom is accessed from a doorway and stairs on the first floor. The room has a Velux window to the rear, eaves storage, radiator and wooden balustrading. The stairway has a uPVC double glazed window to the front.

EXTERIOR

FRONT
Enclosed by an attractive brick wall with picket fencing to the front and wooden fencing to the side, the front of the property is laid to low maintenance stone chippings, with mature tree and bushes, outside light and gated access with steps leading to the front door.

REAR GARDEN
The large, private rear garden is enclosed by high wooden fencing, there is a really nice paved patio area with a gorgeous dry stone wall, a good size lawn with planted borders, water butt and secluded shed to the rear. A security door leads to the garage and a gate to the rear of the property.

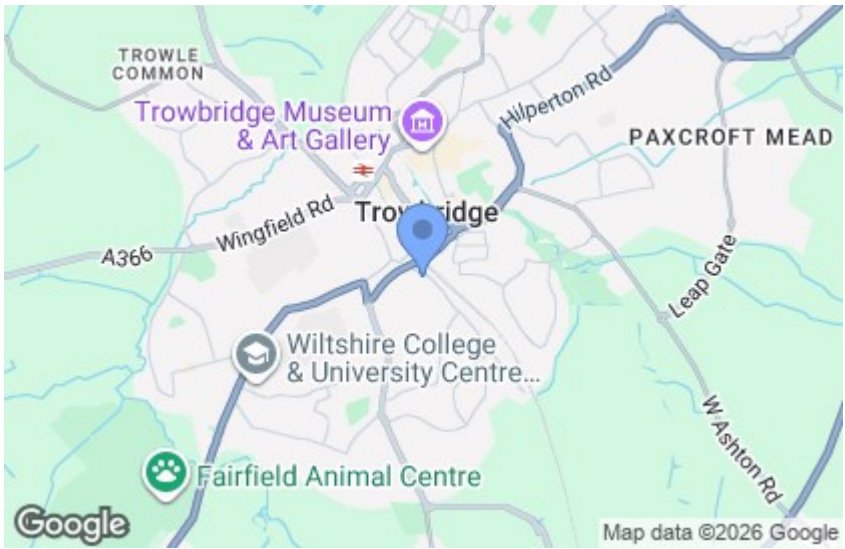
GARAGE
Accessed via Rutland Crescent, this generous and extended detached garage has double wooden doors to the front, workshop area, power, lighting and a solid wooden door to the rear garden. There is parking to the front of the garage.

ADDITIONAL INFORMATION
Council Tax Band - B
EPC - D

















GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.

1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.

2ND FLOOR
251 sq.ft. (23.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1113 sq.ft. (103.4 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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TROWBRIDGE OFFICE
9 Fore Street, Trowbridge,
Wiltshire BA14 8HD

Teleph one: 01225 7 766 99
Email: trowbridge@townandcountryestates.com

WESTBURY OFFICE
16 High Street, Westbury,
Wiltshire BA13 3BW

Tel ep hone: 0 1373 8244 44
Email: westbury@townandcountryestates.com

www.townandcountryestates.com

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