





218 Frome Road

Trowbridge BA14 0DS

A fantastic opportunity to purchase a 1930s semi-detached family home situated on the well regarded Frome Road close to schools, shop, town centre, college and Southwick Country Park. This recently rendered and extended property boasts plenty of living accommodation, kitchen/breakfast room, recently refitted ground floor shower room, three good size bedrooms and refitted family bathroom. Additional features include a modern gas central heating system, UPVC double glazed windows and doors, good sized enclosed private garden and POTENTIAL TO CREATE OFF ROAD PARKING. The property is also sold with the added benefit of no onward chain.



Guide Price £220,000







ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC part leaded, obscured double glazed door to front. Stairs to first floor. Radiator. Smoke alarm. Telephone point. Fuse box. Electric meter. Panelled doors off and louvred double doors into under stairs cupboard housing gas meter.

Living Room

14' x 10'2" (4.27 x 3.09)
UPVC double glazed bay window to front. Radiator. Wall hung contemporary electric fire. Wall lights. Picture rail.

Dining Room

10'11" x 10'10" (3.32 x 3.29)
Picture Rail. Wall hung contemporary electric fire. Radiator. Doorway and step up into kitchen/breakfast room.

Kitchen/Breakfast Room

13'3" x 8'3" (4.05 x 2.52)
UPVC double glazed window to rear. Radiator. Shaker style wall and base units with granite effect rolled edge worktops and tiled splashbacks. Single drainer sink with mixer tap. Freestanding gas cooker with electric ovens. Plumbing for washing machine and dishwasher. Space for table and chairs. Tile effect vinyl floor.

Refitted Shower Room
Obscured UPVC double glazed window to side. Towel radiator. White three piece suite comprising tiled corner shower enclosure with Mira shower and sliding doors enclosing, wash basin with cupboard under, tiled splashbacks and mixer tap; and dual flush WC. Ceramic tiled floor.

FIRST FLOOR

Landing
Obscured UPVC double glazed window to side. Access to partly board loft space. Smoke alarm. Telephone point. Panelled doors off.

Bedroom One
12'2" x 10'6" (3.72 x 3.20)
UPVC double glazed window to front. Radiator. Double doors to cupboard enclosing wall hung Worcester combi boiler. Carbon monoxide alarm. Picture rail.

Bedroom Two
11' x 9'4" (3.36 x 2.85)
UPVC double glazed window to the rear. Radiator. Picture rail.

Bedroom Three
7'11" x 6'7" (2.41 x 2.00)
UPVC double glazed window to the rear. Radiator.

Family Bathroom
Obscured UPVC double glazed window to front. Radiator and wall hung electric heater. White three piece suite with fully tiled surrounds comprising panelled bath with shower mixer tap, pedestal wash hand basin with mixer tap, and dual flush WC. Wood affect vinyl flooring.

EXTERNALLY

To Front & Side
Paved pathway leading to front door and storm porch. Area laid to lawn, dwarf wall, iron gate and fencing enclosing. Paved pathway to rear leading into garden. Storm porch over kitchen door.

AGENST NOTE:
Neighbouring properties have created off road parking by removing the front lawn and applying to the local authority for permission to lower the kerb. We can only sell the house with potential to create parking and any buyers considering making an offer should consult the highways authority at Wiltshire Council to see if permission could be granted by them.

Rear Garden
A good sized enclosed garden with private aspect comprising patio area to immediate rear, borders stocked with a variety of mature plants, trees and shrubs and fish pond with slate surround. Garden Shed. Fencing and hedgerow enclosing.







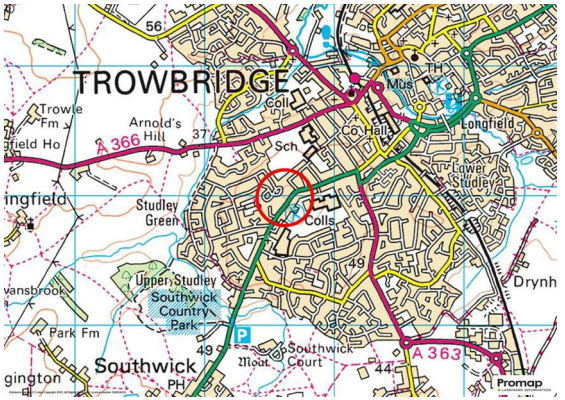
Tenure **Freehold**
Council Tax Band **C**
EPC Rating **D**



Total area: approx. 81.1 sq. metres (873.2 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.