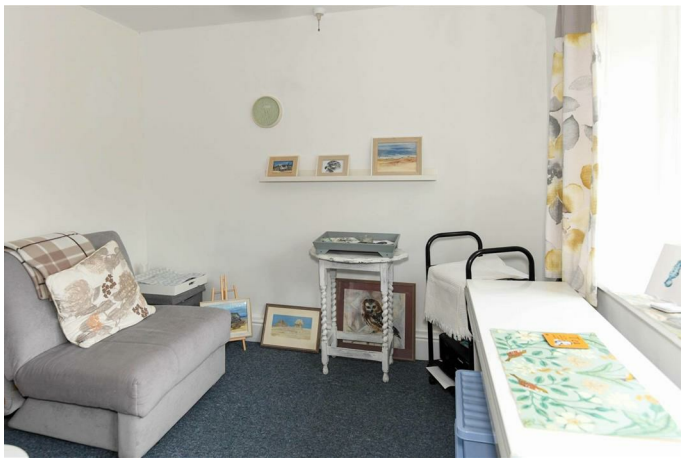
10 Yerbury Street

Trowbridge BA14 8DP

A well presented Grade II Listed three bedroom house boasting plenty of charm and period features, conveniently located in a small cul de sac close to the town centre, park and cinema/restaurant complex. The spacious accommodation in excess of 1030sqft arranged over three floors boasts living room with feature fireplace, modern kitchen/dining room, three double bedrooms, and refitted shower room. Additional features include enclosed walled cottage style gardens with private south westerly aspect and resident permit only parking. Viewing is highly recommended.

Offers Over £250,000



ACCOMMODATION

All measurements are approximate

Living Room

17'1" x 13'9" (5.20 x 4.20)

Solid wood door to the front. Windows to the front with stone mullions. Radiator. Feature fireplace with exposed redbrick chimney breast and gas fired coal effect log burner inset. Television point. Wall lights and exposed ceiling beam. Smoke alarm. Stairs to the first floor. Cupboard housing fuse box and electric meter. Door to the:

Kitchen/Dining Room

17'1" x 8'10" (5.20 x 2.70)

Georgian style UPVC double glazed window to the rear. Radiator. Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Gas/electric cooker point. Plumbing for washing machine and dishwasher. Space for table and fridge/freezer. Tiled flooring and exposed ceiling beams. Wall mounted Worcester Bosch combi boiler. Georgian style UPVC double glazed door to the rear.

FIRST FLOOR

Landing
Radiator. Stairs to the first floor. Exposed ceiling beams. Two smoke alarms. Doors off and into:

Bedroom Two
14'1" x 11'2" (4.30 x 3.40)
Windows to the front with stone mullions. Radiator. Exposed ceiling beam. Internal window to landing. Wood effect flooring. Fireplace recess.

Bedroom Three
10'10" x 9'1" (3.30 x 2.78)
Georgian style UPVC double glazed window to the rear. Radiator. Exposed ceiling beam. Shelving.

Refitted Shower Room
Obscured UPVC double glazed window to the rear with secondary fitted windows. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising large corner shower cubicle with mains rainfall shower over, additional shower attachments and sliding doors enclosing, wash hand basin with drawers under and w/c with dual push flush. Illuminated mirror. Wood effect flooring and inset ceiling spotlights. Extractor fan. Wall mounted cabinet. Access to loft space.

SECOND FLOOR

Landing
Built-in shelving. Door to:

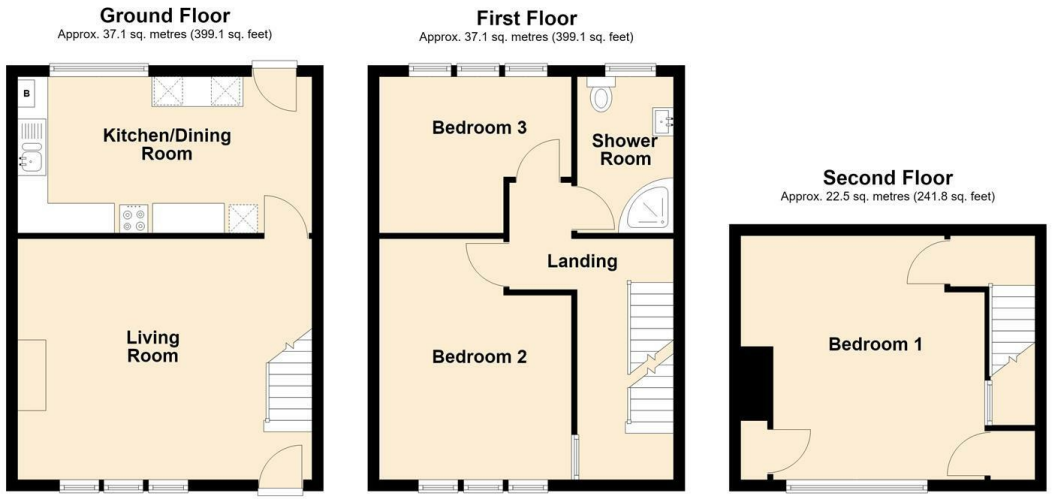
Bedroom One
14'1" x 12'3" (4.30 x 3.74)
Windows to the front. Radiator. Built-in storage cupboard and wardrobe. Exposed ceiling beams. Access to loft space. Internal window to landing.

EXTERNALLY

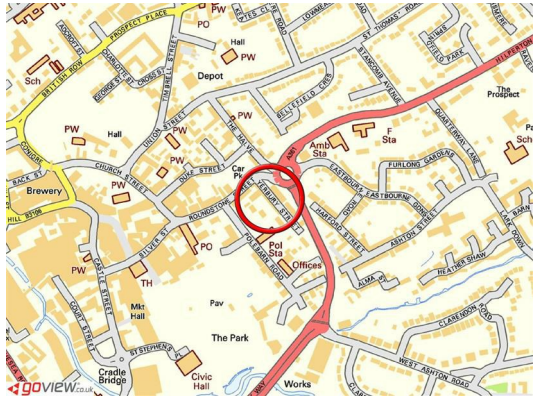
To The Rear
Enclosed walled garden with private south-westerly facing aspect comprising block paved patio area to the immediate rear leading to additional block paved area, paved patio area with slate chipping border, area laid to artificial lawn and well stocked borders with a variety of plants and shrubs. Garden shed. All enclosed by fencing and walling.

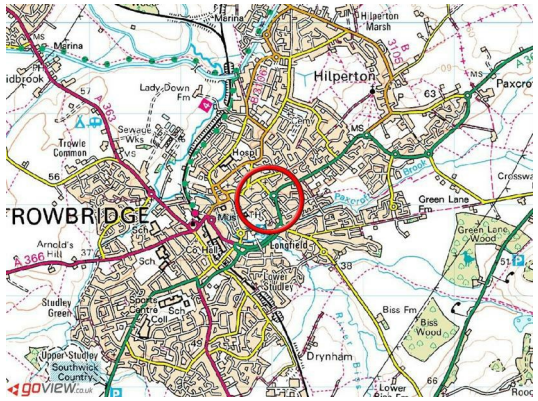
RESIDENCE PERMIT PARKING
The street is for resident permit holders only.
First Permit - Six months £40.00 Twelve months £80.00
Second Permit - Six months £50.00 Twelve months £100.00
Annual permits for over 60s are £20
Any resident can buy digital daily parking permits bundles for the purpose of visitors or tradespersons - 6 for £12 or 12 for £20

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



Total area: approx. 96.6 sq. metres (1039.9 sq. feet)





KINGSTONS
Trowbridge Office
5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact
01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

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.