

TOWN & COUNTRY
ESTATES



236 Frome Road, Trowbridge, Wiltshire, BA14 0DS

£1,300 PCM

LOCATION

The property is conveniently located within walking distance of all of the towns secondary schools, junior schools, Trowbridge College, town centre and train station, which provides transport to Bath, Bristol and further afield. Trowbridge itself offers busy town centre shopping and a cinema complex with restaurants.

DESCRIPTION

AVAILABLE MID/LATE APRIL - We are pleased to offer to let this large, non-estate located three bedroom home, on the popular Frome Road, close to all amenities. The accommodation comprises a spacious entrance hall, lounge, dining room, kitchen, cloakroom toilet, three bedrooms and large refitted bathroom with bath and separate shower. Further benefits include gas central heating, UPVC double glazing, garage, off road parking and generous enclosed front and rear gardens.

ENTRANCE HALL

You enter the property through a UPVC double glazed door with storm porch over. In the entrance hall there is wood effect flooring, radiator, alcove for coat storage, two storage cupboards, stairs to first floor and doors leading to lounge, kitchen and cloakroom toilet.

LOUNGE

15'5" x 13'9"

The lounge benefits from a large UPVC double glazed window to the rear, stone fireplace, TV point, radiator, wood effect flooring and an opening to the dining room.

DINING ROOM

9'2" x 8'8"

There is wood effect flooring, a radiator, UPVC double glazed sliding doors to the rear garden and a door leading to the kitchen.

KITCHEN

There is a UPVC double glazed window to the front, the newly refitted kitchen offers a range of matching base and wall units with rolled top worksurfaces, basin with chrome mixer and mosaic tiled splash backs, built-in oven, inset gas hob with stainless steel chimney extractor with light over, plumbing for washing machine, plumbing for a slimline dishwasher, space for fridge/freezer, wood effect flooring and spotlights. Doors lead to the dining room, a large pantry cupboard and a UPVC double glazed door opens to the side of the property.

CLOAKROOM

There is a UPVC double glazed window to the front, low level WC, corner basin and tiled splashbacks.



FIRST FLOOR LANDING

The spacious galleried first floor landing has a UPVC double glazed window to the front flooding this area with lots of natural light, a radiator, access to loft space and doors leading to all bedrooms and the family bathroom.

BEDROOM ONE

13'9" x 9'6"

Bedroom one benefits from a UPVC double glazed window to the rear, radiator, built in wardrobe and a door to the airing cupboard housing a Worcester wall mounted gas boiler.

BEDROOM TWO

13'9" x 10'10"

In bedroom two there is a UPVC double glazed window to the rear, built in wardrobe and radiator.

BEDROOM THREE

8'6" x 7'7"

There is a UPVC double glazed window to the front and radiator.

BATHROOM

The family bathroom has a UPVC double glazed window to the front, panelled bath with chrome mixer tap and shower attachment, corner shower cubicle with Mira electric shower and glazed door, pedestal basin with chrome mixer tap, closed couple dual flush W/C, chrome heated towel rail, shaving socket and extractor fan.

EXTERIOR

FRONT GARDEN

The property is set back from the road on a good size plot, which provides a large front garden. Enclosed to all boundaries, with a high wooden fence to the front and side, giving privacy and seclusion from Frome Road. There is a large lawn, well kept planted borders, feature stone raised planter, gate to the front, path to the front door with storm porch over, outside light, outside tap and gate leading to the side of the property and rear garden.

REAR GARDEN

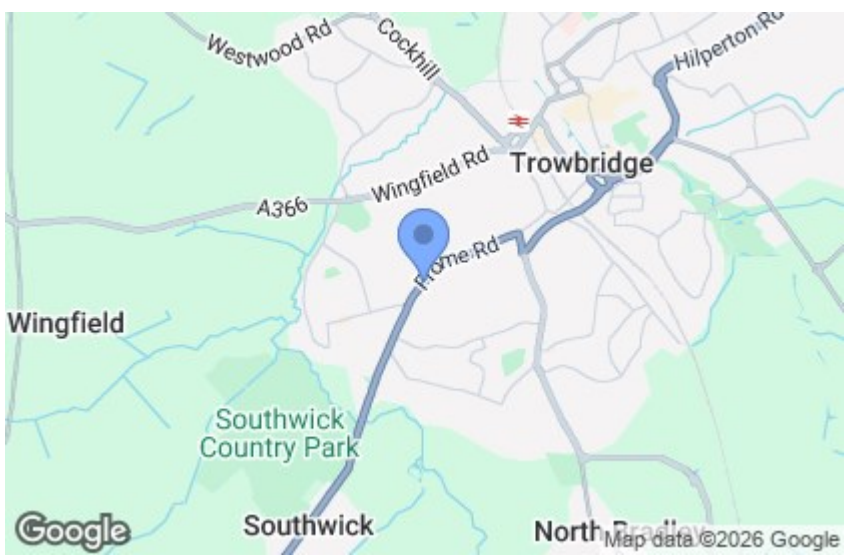
The enclosed rear garden has a patio entertaining area, lawn, decorative gravel area, wall mounted outside lights, mature shrubs and bushes and a gate to the garage, shed and parking.

GARAGE

Accessed via a private road, the garage area is only shared between 4 neighbouring properties. The garage has an outside light and double opening doors to the front.

ADDITIONAL INFORMATION

Council Tax Band - C







GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.

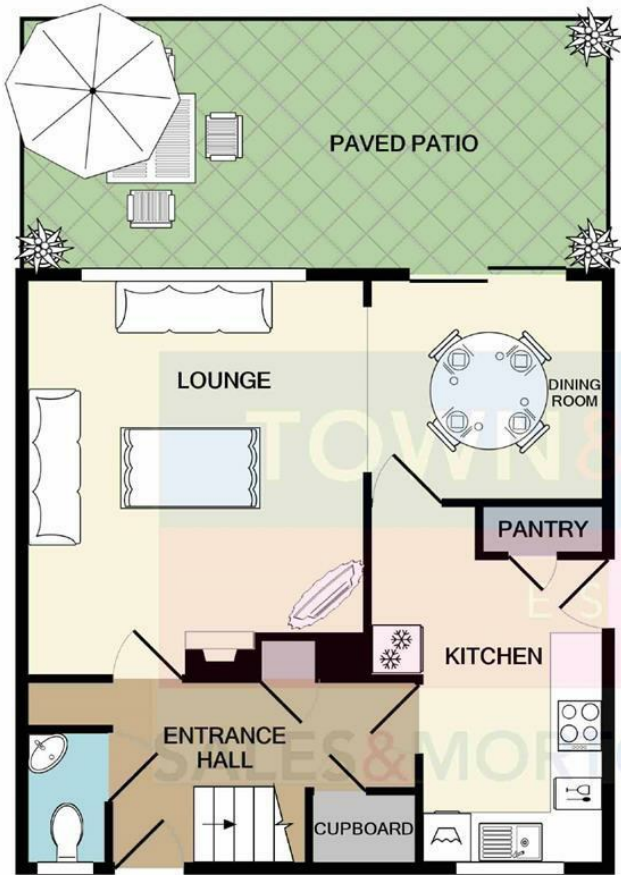


1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.

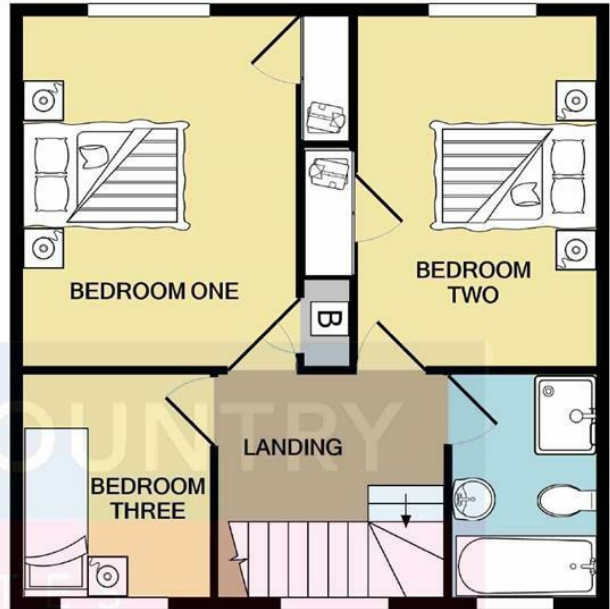


TOTAL FLOOR AREA : 1235 sq.ft. (114.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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GROUND FLOOR
APPROX. FLOOR
AREA 505 SQ.FT.
(46.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 508 SQ.FT.
(47.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1013 SQ.FT. (94.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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