50 Union Street

Trowbridge BA14 8RY

A well presented modern FOUR bedroom terrace town house situated just off the town centre close to amenities, supermarket, railway station, cinema & restaurant complex. Constructed to a high specification by Newland homes, this spacious family home features entrance hall, cloakroom, kitchen, lounge/dining room with French doors onto garden, master bedroom with en suite shower room and family bathroom. Benefits include UPVC double glazing, gas central heating, courtyard garden and two allocated parking spaces. Viewing highly recommended - Offered for sale with no onward chain.

Offers Over £270,000

ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured glazed panelled door to the front. Radiator. Stairs to the first floor. Vinyl flooring. Smoke alarm. Fuse box. Panelled door to the:

Kitchen

10'8 x 8'7 (3.25m x 2.62m)
UPVC double window door to the front. Radiator. Range of high gloss wall , base and drawer units with wood effect rolled top work surfaces and splash-backs. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and five-ring gas hob with stainless steel splash-backs and extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Vinyl flooring and inset ceiling spotlights. Panelled doors off and into:

Lounge/Dining Room

16'7 x 11'9 (5.05m x 3.58m)
UPVC double glazed window to the side. UPVC double glazed windows and French doors to the rear. Two radiators. Television point.

Cloakroom

Radiator. Corner pedestal wash hand basin with tiled splash-backs and w/c. Vinyl flooring. Extractor fan.

FIRST FLOOR

Landing
UPVC double glazed window to the front. Radiator. Smoke alarm. Stairs to the second floor. Panelled doors off and into:

Bedroom One
11'9 x 10'2 (3.58m x 3.1m)
UPVC double glazed window to the front. Radiator. Built-in double wardrobe. Television point. Panelled door to the:

En Suite Shower Room
Radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with electric shower and doors enclosing, pedestal wash hand basin and w/c with dual push flush. Vinyl flooring and inset ceiling spotlights. Shaving point and extractor fan.

Bedroom Four
8'6 x 5'6 (2.59m x 1.68m)
UPVC double glazed window to the front. Radiator.

SECOND FLOOR

Landing
Access to loft space. Smoke alarm. Panelled doors off and into: storage cupboard.

Bedroom Two
11'9 x 9'1 (3.58m x 2.77m)
UPVC double glazed window to the rear. Radiator. Panelled door to airing cupboard housing combi boiler.

Bedroom Three
8'10 x 8'7 min (2.69m x 2.62m min)
Two UPVC double glazed windows to the front. Radiator. Over stairs bulk-head storage space.

Family Bathroom
Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Vinyl flooring and inset ceiling spotlights. Shaving point and extractor fan.

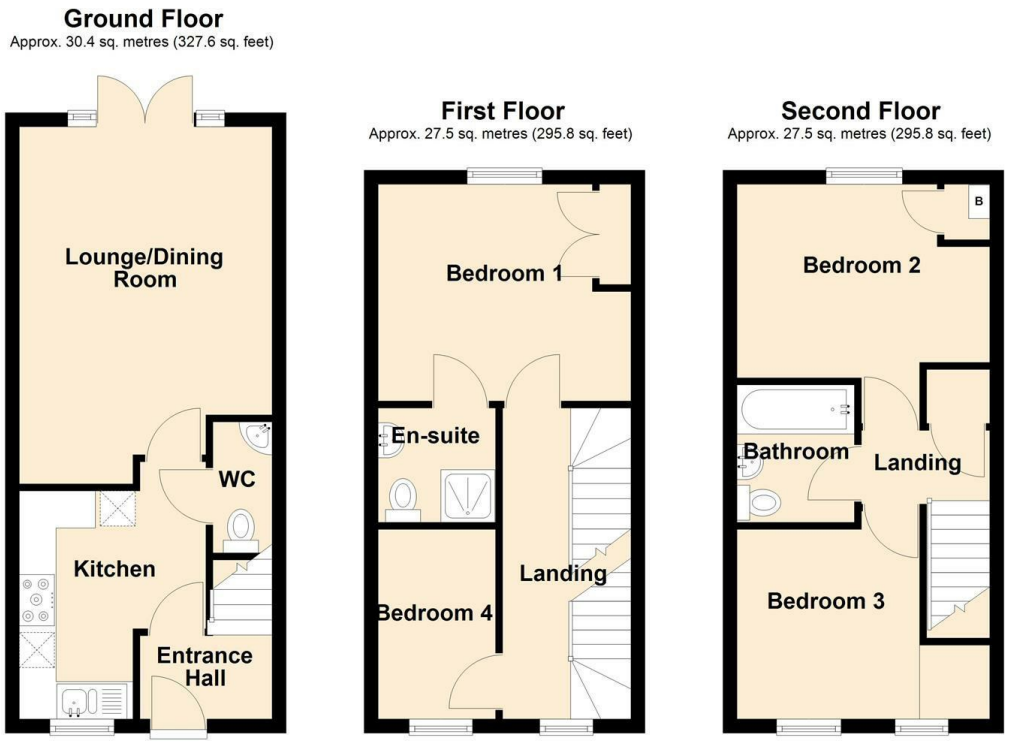
EXTERNALLY

To The Front
Iron gate leading to paved courtyard area. Outside light. Enclosed by fencing and walling. Gas and electric meters.

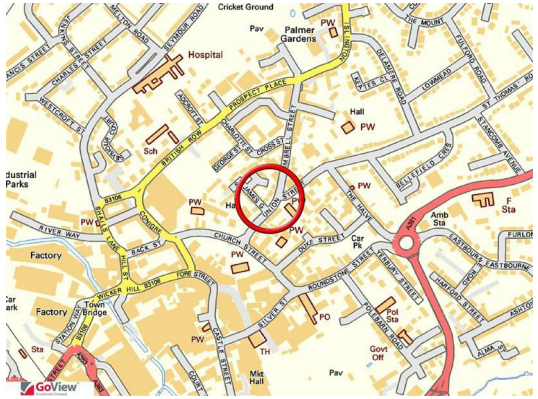
To The Rear
Enclosed courtyard garden laid to decking with gravel borders. Enclosed by fencing and walling with gated rear access leading to parking.

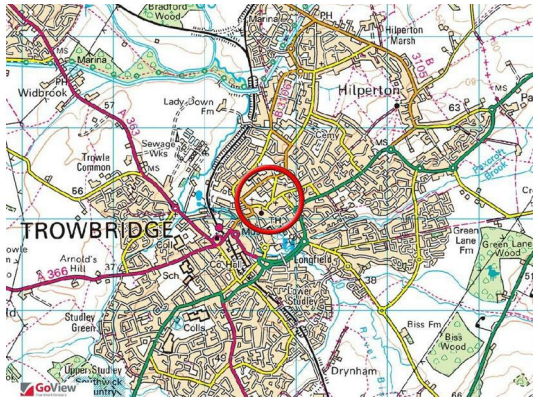
Parking
2 allocated, tandem parking spaces in a private car park.

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



Total area: approx. 85.4 sq. metres (919.1 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.