

TOWN & COUNTRY
ESTATES



Dursley Road, Trowbridge, Wiltshire BA14 0NR

£260,000

LOCATION

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

DESCRIPTION

Arranged over two stories, this three double bedroom end of terrace house has the added luxury of gated driveway parking for three cars. According to an historic map, this period home dates back to the 19th century, with the ground floor accommodation comprising an entrance hall, sitting room with log burning stove, large dining room, well presented kitchen and utility room with cloakroom toilet. Two bedrooms with decorative bedroom fireplaces and the shower room are on the first floor. A third double bedroom occupies the second floor. Further benefits include uPVC double glazing, gas central heating, the house roof replaced in 2025 (extension roof replaced in 2020) and a glorious enclosed rear garden.

ENTRANCE HALL

You enter the property through a uPVC door, into the entrance hall, with a radiator, window to the dining room, doorway to the sitting room, under stairs storage cupboard with door and stairs to the first floor landing.

SITTING ROOM

10'9" x 9'10"

There is uPVC double glazed window to the front, fireplace with log burning stove and brick hearth, exposed ceiling beams, radiator and opening to the dining room.

DINING ROOM

15'8" max x 10'9"

The dining room has a decorative fireplace with wooden mantle and brick hearth, radiator, glazed door to the kitchen and doors to the utility room and storage cupboard containing a wall mounted Worcester gas boiler.

KITCHEN

9'2" x 8'2"

Refitted in 2017, the kitchen offers a range of matching base, wall and drawer units with wooden worksurfaces, inset Belfast sink with chrome mixer tap and tiled splashbacks, Range style cooker with inset gas hob, chimney extractor with light over, integrated fridge, integrated dishwasher, exposed wooden ceiling beams and tiled flooring. Windows to the side and rear flood the room with lots of natural light. A door opens to the rear courtyard.

UTILITY ROOM

8'6" x 5'2"

The utility room has an obscure uPVC double glazed window to the rear, wall hung cabinets, plumbing for a washing machine and space for under counter fridge and freezer, low level WC, pedestal basin, radiator and tiled splashbacks.



FIRST FLOOR LANDING

With a uPVC double glazed window to the front, stairs to the second floor landing and doors to bedroom two, bedroom three and the shower room.

BEDROOM TWO

10'9" x 10'5"

There is a uPVC double glazed window to the rear, cast iron decorative bedroom fireplace with wooden mantle and a radiator.

BEDROOM THREE

10'9" x 10'2"

The third double bedroom has a uPVC double glazed window to the front, cast iron decorative fireplace and a radiator.

SHOWER ROOM

There is an obscure uPVC double glazed window to the rear, shower cubicle with wall mounted mains shower, WC, pedestal basin with chrome mixer tap and a traditional column radiator.

SECOND FLOOR LANDING

A door opens to bedroom one.

BEDROOM ONE

14'5" max x 10'5"

There is a uPVC double glazed window to the side, Velux window to the rear, a wall mounted electric panel heater and access to eaves storage.

EXTERIOR

FRONT

Double wooden gates open to a gravel drive, providing off road parking for up to three cars - certainly a rarity on Dursley Road! There is access to the front door and a gate to the rear courtyard.

REAR COURTYARD

Immediately from the rear of the house is a pretty courtyard, ideal for alfresco dining! Mainly laid to gravel, there is a path, outside light, external power socket and gate to the front drive.

REAR GARDEN

The fantastic large rear garden is a green finger haven! Secured to all boundaries, there is much on offer, well kept planted borders, raised beds, vegetable patches, a decorative gravelled seating area, external power sockets and a gravelled path to a gate to a rear 'working area', where there two wooden sheds, log store and compost bins.

ADDITIONAL INFORMATION

Council Tax Band - B

To the left of the drive, a path with right of access for the neighbouring homes to reach their rear gardens, runs between the courtyard and rear garden of this home, which is maintained by the owners of this property.

EPC to follow



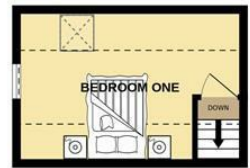
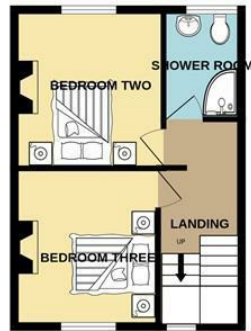




GROUND FLOOR

1ST FLOOR

2ND FLOOR



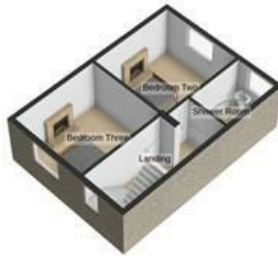
TOWN & COUNTRY
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Ground Floor
460 sq.ft. (42.7 sq.m.) approx.



1st Floor
328 sq.ft. (30.4 sq.m.) approx.



2nd Floor
164 sq.ft. (15.3 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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