TOWN&COUNTRY
ESTATES

Harford Street, Trowbridge, BA14 7HH

Offers Over £165,000

LOCATION

The property is situated amongst similar period homes and conveniently located within walking distance to the town centre, popular Primary Schools, Tesco Express and bus routes. Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

VENDOR SUITED - ONWARD PURCHASE WITH NO CHAIN - A two bedroom terraced period home, found within a small residential cul-de-sac, not far from the centre of Trowbridge. The accommodation comprises an entrance hall, kitchen/breakfast room, living room, rear porch, double bedroom, single bedroom and a modern, refitted shower room. Further benefits include uPVC double glazing, gas central heating and a good size rear garden.

ENTRANCE HALL

You enter the property into the entrance hall through a uPVC double glazed entrance door with obscure glazed panels, there is a radiator, thermostat heating controls, telephone point, stairs to the first floor, under stairs storage and glazed doors to kitchen/breakfast room and living room.

KITCHEN/BREAKFAST ROOM

9'10" x 6'6"

There is a uPVC double glazed window to the front, a range of matching base and wall units, rolled top worksurfaces, inset sink and tiled splash backs, freestanding cooker with ceramic hob and extractor fan with light over, plumbing for washing machine, space for fridge freezer and space for small table and chairs.

LIVING ROOM

12'5" max x 10'2"

With a uPVC double glazed window to the rear, inset electric fire, radiator and an obscure glazed door to the rear porch.

REAR PORCH

There are uPVC double glazed windows and door to the garden.

FIRST FLOOR LANDING

On the first floor landing you will find access to the loft and doors to both bedrooms and the shower room.

BEDROOM ONE

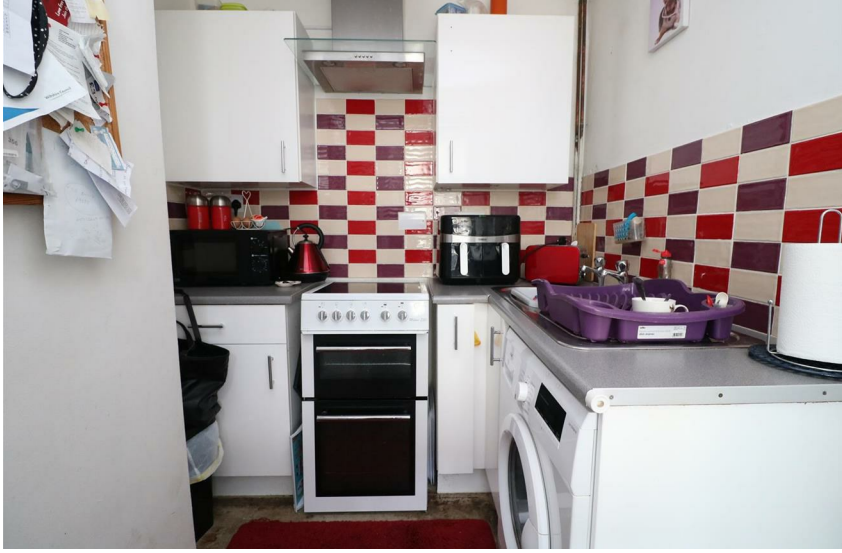
11'1" max x 9'10"

This double bedroom offers two uPVC double glazed windows to the front, two built-in cupboards and a radiator.

BEDROOM TWO

10'2" x 6'10" max

Bedroom two has a uPVC double glazed window to the rear, radiator and an airing cupboard with a wall mounted Worcester gas boiler (on an annual service plan).



SHOWER ROOM

There is an obscure uPVC double glazed window to the rear, this lovely modern shower room was refitted in 2025 and comprises a corner shower enclosure with mains shower and storage niche, inset dual flush WC, vanity unit with inset basin, radiator and attractive tiled walls.

EXTERIOR

FRONT

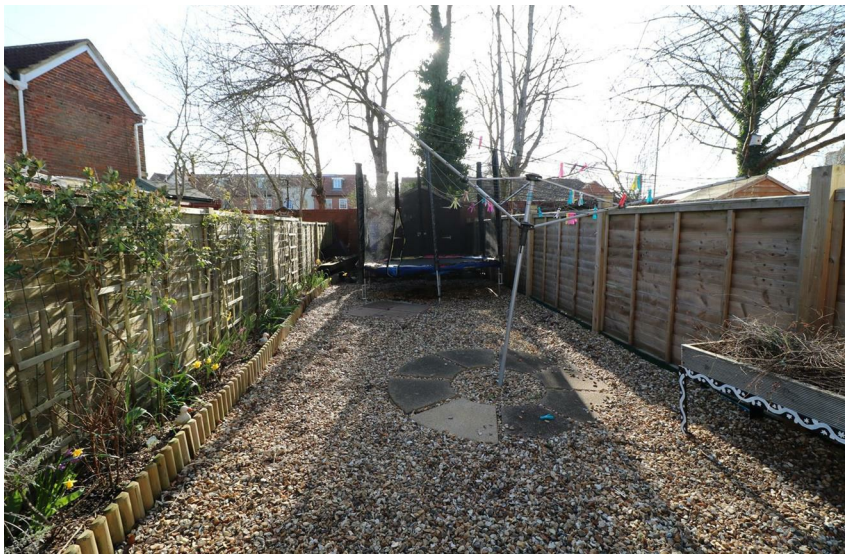
The front of the property is set back behind a small garden with stone wall to the front and path to the front door.

REAR GARDEN

There is pedestrian right-of-way access immediately across the back of the terrace for this and neighbouring homes. The good size rear garden is enclosed at the front by picket fencing with a gate opening to a paved patio, this leads onto a further enclosed gravelled area with planted borders and a wooden shed.

ADDITIONAL INFORMATION

Council Tax Band - B
EPC - C Rating
There is no allocated parking with the property but parking is available on Harford Street and neighbouring roads.



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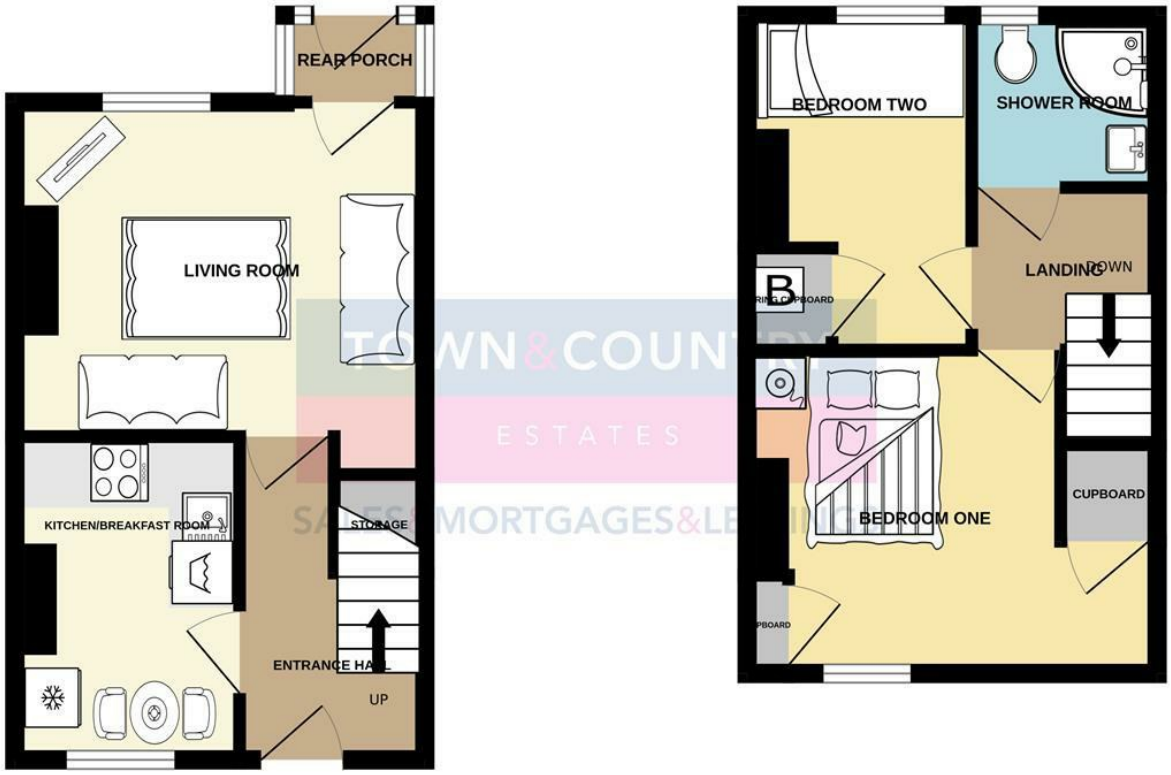
GROUND FLOOR
255 sq.ft. (23.7 sq.m.) approx.

1ST FLOOR
244 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 499 sq.ft. (46.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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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TROWBRIDGE OFFICE
9 Fore Street, Trowbridge,
Wiltshire BA14 8HD

Teleph one: 01225 7 766 99
Email: trowbridge@townandcountryestates.com

WESTBURY OFFICE
16 High Street, Westbury,
Wiltshire BA13 3BW

Tel ep hone: 0 137 3 8244 44
Email: westbury@townandcountryestates.com

www.townandcountryestates.com

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