

**TOWN & COUNTRY**  
ESTATES



**Charles Street, Trowbridge, Wiltshire BA14 8NB**

**Offers Over £240,000**

## LOCATION

The property is located within walking distance to the town centre, local shops, bus routes and health centre. For those needing to commute, the property is approximately 1 mile from the train station or the city of Bath is approximately 30 minute drive and for Bristol it will take up to one hour. Trowbridge itself has a variety of shopping and leisure facilities, Schools, Churches and a modern cinema complex with popular restaurants.

## DESCRIPTION

**NO ONWARD CHAIN** - A newly renovated and very well presented four bedroom terraced home, situated in a popular residential area of Trowbridge, close to Trowbridge town centre and all amenities. The deceptively spacious accommodation offers an entrance hall, living room, refitted kitchen/breakfast room, useful cloakroom toilet, three double bedrooms, a single bedroom and a refitted bathroom. Further benefits include gas central heating, uPVC double glazing and a large, enclosed rear garden.

## ENTRANCE HALL

You enter the property through an obscure composite front door, the entrance hall has a radiator, thermostat heating controls, stairs to the first floor and a door to the living room.

## LIVING ROOM

13'9" x 13'1"

There is a uPVC double glazed window to the front, feature fireplace with inset electric fire, radiator and door to the kitchen/breakfast room

## KITCHEN/BREAKFAST ROOM

13'1" x 8'6"

With a uPVC double glazed window overlooking the rear garden, the modern kitchen has a range of matching base and wall units with rolled top worksurfaces, inset sink with chrome mixer tap, tiled splashbacks, built in oven, inset induction hob with extractor and light over, washing machine (included in the sale), fridge freezer (included in the sale), wood effect flooring, a uPVC double glazed door to the rear garden and doors to a large storage cupboard and the cloakroom toilet.

## CLOAKROOM TOILET

With an obscure uPVC double glazed window to the rear, dual flush WC and basin with chrome mixer tap.

## FIRST FLOOR LANDING

There is access to the loft and doors to all bedrooms and the bathroom.

## BEDROOM ONE

12'1" x 11'9"

UPVC double glazed window to the front and a radiator.



## BEDROOM TWO

9'10" x 8'10"

Bedroom two has a uPVC double glazed window to the rear, built-in wardrobe and radiator.

## BEDROOM THREE

11'9" max x 9'2" max

The third double bedroom has a uPVC double glazed window to the front, radiator and airing cupboard with a Worcester gas boiler - last serviced February 2026.

## BEDROOM FOUR

7'10" x 7'6"

Bedroom four is a single bedroom and has a uPVC double glazed window to the rear and radiator.

## BATHROOM

The well presented bathroom has an obscure uPVC double glazed window to the rear, panelled bath with Triton electric shower over, vanity unit with storage, inset sink and chrome mixer tap, dual flush WC, heated towel rail and mirrored cabinet.

## EXTERIOR

### FRONT

Enclosed by picket fencing, the front of the property is laid to low maintenance stone chippings. There is path to the front door with storm porch over and an outside light.

### REAR GARDEN

The large rear garden is enclosed to all boundaries by high wooden fencing, mainly laid to lawn with a path running through. Immediately from the rear of the property is an area for a table and chairs, with an outside tap, brick built garden store and bin store. As with properties like this, there is right of access through the garden for two neighboring homes.

## ADDITIONAL INFORMATION

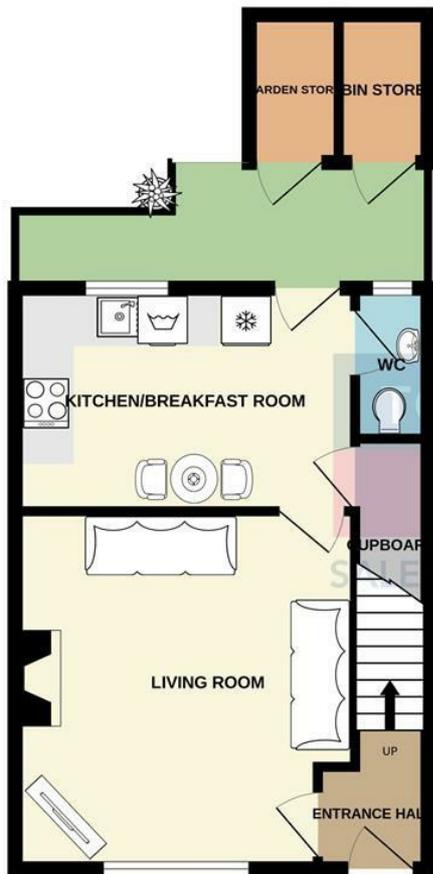
Council Tax Band - B



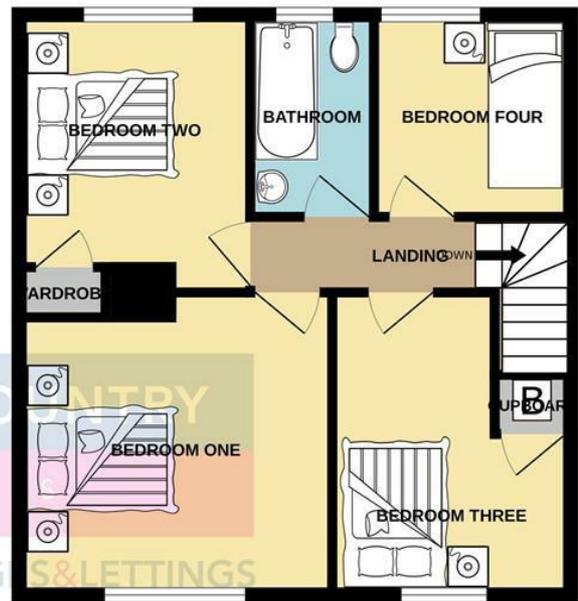




GROUND FLOOR



1ST FLOOR



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GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.5 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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