

**TOWN & COUNTRY**  
ESTATES



**Park Street, Trowbridge, Wiltshire BA14 0AT**

**£235,000**

## LOCATION

The property is situated in a popular residential area of Trowbridge, within easy reach of the town centre, Schools, train station and modern cinema complex with restaurants. A handy convenience shop is just around the corner.

## DESCRIPTION

A much loved, three bedroom Victorian terraced home, offering good size accommodation across three stories. This period house offers decorative features and high ceilings, with the ground floor accommodation comprising an entrance hall, sitting room, dining room, kitchen and bathroom. There are two spacious double bedrooms on the first floor and a third double bedroom occupying the second floor. Further notable features include uPVC double glazing, a long enclosed rear garden and garage.

## ENTRANCE HALL

You enter the property through a uPVC door into the entrance hall, where there is a radiator with decorative cover, stairs to the first floor and doors to the sitting room and dining room.

## SITTING ROOM

11'5" x 10'2"

With a uPVC double glazed window to the front, fireplace, TV point, radiator and wood effect flooring

## DINING ROOM

13'5" x 11'1"

The dining room has a uPVC double glazed window to the rear, fireplace with inset cast iron decorative period fire, radiator, panelled wall and doors to a useful under stairs storage cupboard and the kitchen.

## KITCHEN

14'9" x 6'10"

The galley kitchen has a uPVC double glazed window to the side, a range of matching base and wall units with rolled top worksurfaces, 1 1/2 bowl sink with chrome mixer tap, a range style cooker with inset gas hob, plumbing for a dishwasher, space for a fridge/freezer and a uPVC door to the garden. To the rear of the kitchen is a utility area, with window to the side, plumbing for a washing machine, space for a tumble dryer and a built in cupboard. A door from here leads to the bathroom.

## BATHROOM

There is an obscure uPVC double glazed window to the side, a panelled bath with electric shower over, glazed screen and tiled splashbacks, a low level WC, decorative basin with chrome mixer tap, heated towel rail, shaving socket, wood panelled and mosaic tiled walls,

## FIRST FLOOR LANDING

With a doorway to bedroom one and doors to bedroom two and staircase to bedroom three.



## BEDROOM ONE

13'5" x 11'5"

The spacious principal bedroom has two uPVC double glazed windows to the front, fireplace with decorative cast iron fire and wooden surround, built-in storage cupboard and a radiator.

## BEDROOM TWO

13'5" x 8'6"

Bedroom two has a uPVC double glazed window to the rear, a fireplace with inset decorative cast iron bedroom fire and a radiator.

## BEDROOM THREE

17'0" into eaves x 12'9" max

Occupying the second floor, the third double bedroom has a uPVC double glazed window to the front, Velux window to the rear, two storage cupboards, access to eaves storage and two radiators.

## EXTERIOR

### FRONT

Enclosed by a stone wall with a gate opening to a path to the front door.

### REAR GARDEN

This long rear garden is split into many sections, offering places to both relax or potter. Immediately from the rear of the house a gravelled path leads to a paved patio ideal for a table and chairs, there is then a second paved seating area, decorative raised planted beds make way to an artificial lawn, with in turn leads to a large pond. The garden also has an outside tap, outside light, gated access to the rear drive and door to the garage.

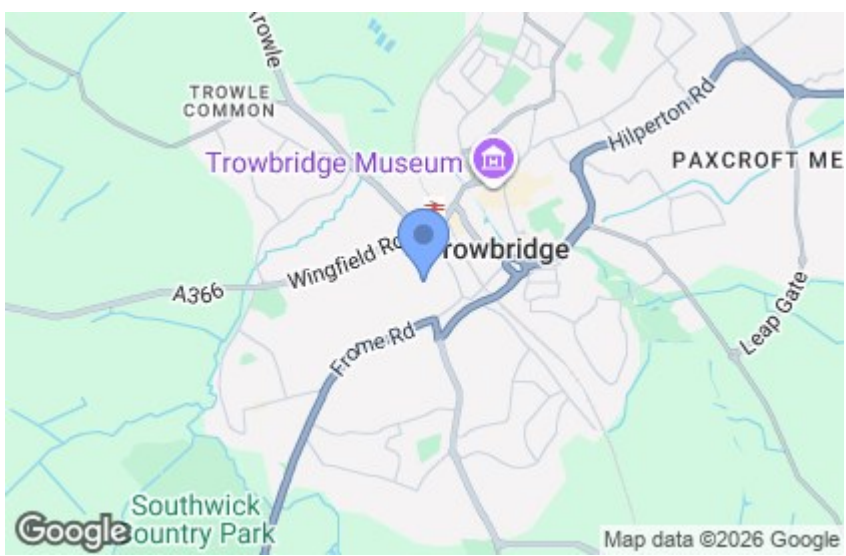
### GARAGE

Another benefit to the home is the garage, with up and over door, door to the garden and a hard standing to the front, which could be enough room to park a small car.

## ADDITIONAL INFORMATION

Council Tax Band - B

EPC Rating - D



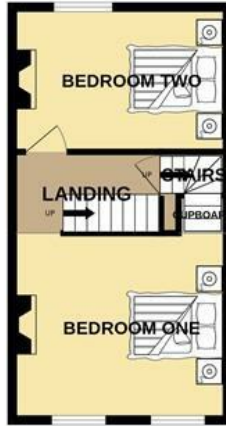




GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



2ND FLOOR  
277 sq.ft. (25.7 sq.m.) approx.



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TOTAL FLOOR AREA: 1096 sq.ft. (101.9 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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