



27 Waterworks Road,
Trowbridge, Wiltshire, BA14 0AL


KINGSTONS



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ESTATE AGENTS

A fantastic opportunity to purchase an extended and well presented Victorian terrace house situated down a no-through road, located near to the town centre, schools and railway station. The deceptively spacious interior boasts entrance hall, two reception rooms, modern kitchen/breakfast room, refitted ground floor bathroom, two double bedrooms and 3rd bedroom or office. Additional features include double glazing, gas central heating system and well-tended enclosed south-west facing private garden. Viewing is highly recommended.

Offers Over £210,000



All measurements are approximate.
ACCOMMODATION

Entrance Hall

Obscured glazed panelled door to the front with transom window. Radiator. Wood effect flooring and coving. Doorway to the:

Dining Room 14' 3" x 11' 10" (4.34m x 3.60m)

Internal window to the kitchen. Radiator. Feature modern gas fire. Alcoves with built-in shelving and cupboard. Wood effect flooring. Stairs to the first floor. Telephone point. Door to the kitchen. Door to the:

Living Room 10' 8" x 10' 6" (3.25m x 3.20m)

UPVC double glazed window to the front. Radiator. Feature fireplace. Alcoves with built-in shelving. Exposed wood flooring and coving.

Refitted Kitchen/Breakfast Room 14' 7" x 9' 4" (4.44m x 2.84m) min

Double glazed Velux window. Radiator. Range of high gloss modern wall, base and drawer units with rolled top work surfaces. Ceramic one and a half bowl sink drainer unit with mixer tap. Space for gas/electric cooker with stainless steel extractor hood over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Space for table. Smoke alarm. Tiled flooring. UPVC double glazed door to the rear with transom window. Sliding door to the:

Refitted Bathroom

Obscured UPVC double glazed window to the rear. Under-floor heating and radiator. Modern three piece white suite with tiled surrounds comprising panelled bath with mains shower over, additional hand held shower and tri-fold screen enclosing, wash hand basin with drawers under and w/c. Extractor fan. Tiled flooring. Wall cabinet.

FIRST FLOOR

Landing

Doors off.

Bedroom One 14' 3" x 10' 2" (4.34m x 3.10m)

Two UPVC double glazed windows to the front. Radiator. Built-in double wardrobe. Wood effect flooring.

Bedroom Two 14' 3" x 9' 2" (4.34m x 2.79m) max

UPVC double glazed window to the rear. Radiator. Built-in double cupboard housing boiler. Access to boarded loft space with shelving and ladder. Door to:

Bedroom Three/Office 9' 3" x 6' 7" (2.82m x 2.01m)

UPVC double glazed window to the side. Radiator.

EXTERNALLY

To The Front

Path to the front door. Well stocked, established border with a variety of plants, trees and shrubs.

To The Rear

Enclosed south-west facing garden with private aspect comprising gravel seating area to the immediate rear, area laid to lawn and well stocked, established borders with a variety of plants, trees and shrubs. Outside tap. Enclosed by fencing with gated pedestrian access leading across the rear of neighbouring properties.

TENURE: Freehold

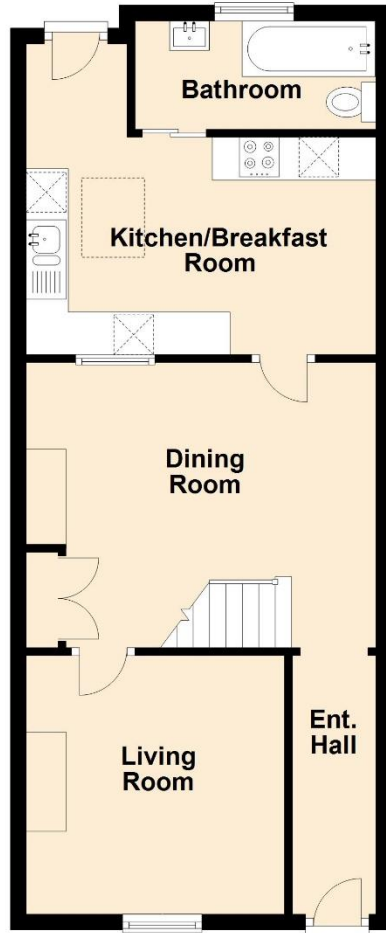
COUNCIL TAX BAND: B

Directions: From our office in Fore Street, proceed down Wicker Hill and on into Stallard Street at the traffic lights take a left into Newtown. At the roundabout turn right into Frome Road and proceed over the next roundabout turning immediately right into Waterworks Road. The property can be found on the left hand side.



Ground Floor

Approx. 49.2 sq. metres (530.0 sq. feet)

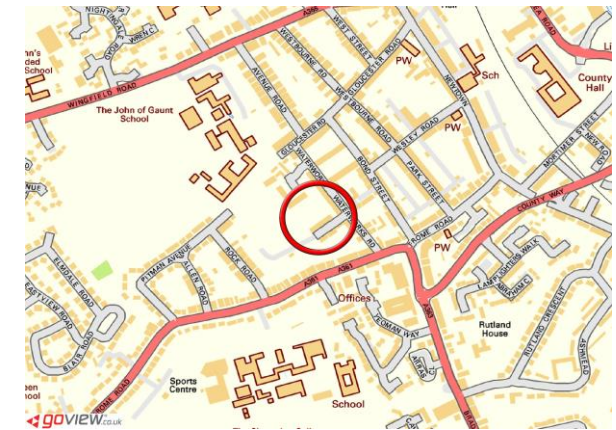


First Floor

Approx. 36.5 sq. metres (392.4 sq. feet)



Total area: approx. 85.7 sq. metres (922.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Viewing Arrangements

Please call **01225 777720** to make an appointment. We are open from Mon-Fri 9am to 6pm and Sat 9.30am to 4pm

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IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.