



25 Islington Trowbridge BA14 8QL

A substantial and conveniently located, CHAIN FREE, four bedroom, semi-detached period house over 3 floors, with vast and flexible accommodation, roof garden with commanding views and a traditional walled garden with gated rear access. The impressively proportioned accommodation comprises 10m entrance hall, 7m lounge/dining room, separate reception room with bay window, large kitchen, utility area, downstairs WC, externally accessed office, 3 bedrooms and a family bathroom on the first floor; and a large loft bedroom with full size door opening onto a superb roof garden with near 180° views over much of Trowbridge and towards Salisbury Plain. The property has UPVC double glazing and gas central heating. It is known to require renovation/repair of its flat roofs as well as significant cosmetic updating. These factors are reflected in a realistic asking price and when done, will add significant value to the property.

Offers Over £245,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Stained leaded glass UPVC double glazed door to the front. Long hallway with period tiled flooring, ornate archway with plaster detailing, picture rail and partially coved ceiling. Two radiators. Electric fuse board and metres. Stairs to the first floor.

Sitting Room

12'10" x 11'10" (3.90 x 3.60)

UPVC Double glazed bay window to front. Two radiators. Picture rail and coved ceiling.

Lounge/Dining Room

24'11" x 12'10" (7.60 x 3.90)

Dual aspect with UPVC double glazed window to side, UPVC double glazed window to rear and sliding UPVC double glazed patio doors to rear garden. Log burner inset in fireplace with brick back and slab hearth. Two radiators. Picture rail.

Inner Hallway/Utility

UPVC obscured double glazed door opening to rear. Quarry tiled floor. Plumbing for additional dishwasher or washing machine. Wall mounted Vaillant gas boiler for central heating and hot water.

Kitchen/Breakfast Room

13'5" x 11'6" (4.10 x 3.50)

Two UPVC double glazed windows to side. Fitted with a range of wall and base units with worktops over, range cooker included, plumbing for slimline dishwasher, space for fridge freezer. Radiator. Under stairs storage/utility cupboard with plumbing for washing machine and shelf for stacked tumble dryer.

Cloakroom

Obscured UPVC double glazed window to side. Low-level WC and suspended wash hand basin. Quarry tiled floor.

FIRST FLOOR

Landing

UPVC double glazed window to side. Radiator. Access to all first floor accommodation. Staircase to 2nd floor loft room with cupboard under.

Bedroom One

16'10" x 11'9" (5.13 x 3.58)
UPVC double glazed window and bay window to front. Built-in double wardrobe in chimney recess. Radiator. Picture rail.

Bedroom Two

12'12" x 12' (3.95 x 3.67)
Two UPVC double glazed windows to rear. Exposed floorboards and picture rail. Radiator.

Bedroom Three

11'10" x 8'10" (3.60 x 2.70)
UPVC double glazed window to side. Radiator. Exposed floorboards.

Family Bathroom

Obscured UPVC double glazed window to side. Four piece suite comprising panelled bath, WC, pedestal wash hand basin and separate shower enclosure with shower has thermostatic valve shower, aqua board ceiling and walls. Extractor fan. Recessed ceiling down lighter. Corner cupboard in chimney recess with shelving.

SECOND FLOOR

Attic Room

16'12" x 12'11" (5.18 x 3.94)
Staircase from first floor landing with door opening into large loft room with UPVC double glazed window to side and UPVC double glazed door opening onto roof terrace. Radiator.

Roof Terrace

28'3" x 16'5" max (8.6 x 5.0 max)
An incredible space easily accessed from the

second floor loft room, open to adjacent roof terrace of neighbouring property. Partially enclosed by scalloped walling with railings; commanding 180° views from Bradford On Avon, towards Hilperton and over roof tops to Salisbury plain.

EXTERNALLY

To The Front

Path to the front door with open porch with period tiled floor. Area of enclosed garden hard landscaped with planting.

Home Office

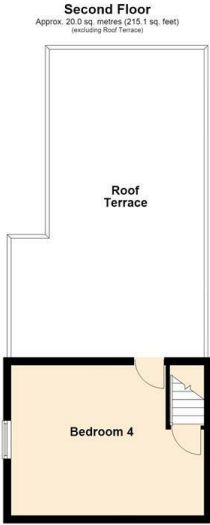
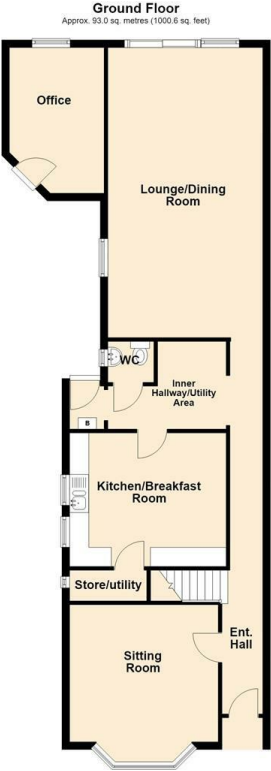
12'6" x 8'2" (3.81m x 2.49m)
Access externally only is an attached home office/storage room solidly built with tiled roof. UPVC double glazed door to the front. UPVC double glazed window to the rear. Power and lighting.

To The Rear

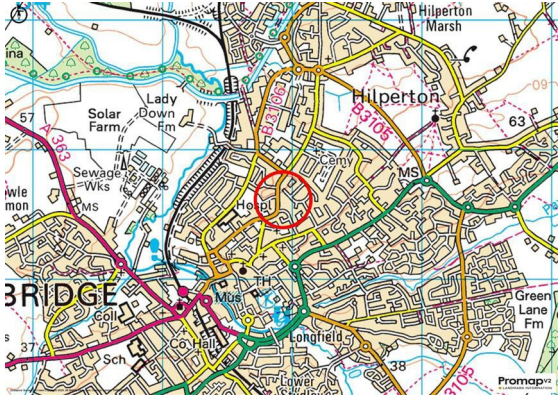
Good sized paved area of garden enclosed by walling with double doors at the rear. Built-in dog run. Large garden shed.



Tenure **Freehold**
Council Tax Band **C**
EPC Rating



Total area: approx. 180.7 sq. metres (1945.0 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.