



1 Harmony Place Trowbridge BA14 0NT

A great opportunity to purchase this double fronted, two bedroom, Victorian house situated within the well regarded Dursley Road area, conveniently located close to the railway station, St Stephens restaurant/cinema complex and Tesco super market. The property whilst in a habitable condition would benefit from a program of refurbishment and boasts two reception rooms, 4m galley style kitchen with integrated appliances, ground floor cloakroom, two good sized bedrooms and first floor bathroom. The property also features a hard tarmac standing in front which has potential to convert into formal parking (subject to planning permission) and enclosed courtyard style, south facing garden with private aspect. The property is sold with the added benefit of no chain and viewing is highly recommended.

Offers Over £180,000



ACCOMMODATION

All measurements are approximate

Dining Room

13'5" x 11'7" max (4.08 x 3.53 max)
Part glazed, hardwood door to the front with transom window over. Mat-well. UPVC double glazed windows to the front and side. Radiator. Feature fireplace with gas point. Stairs to the first floor with built-in cupboards and shelving under. Cupboard housing fuse box and electric meter. Modern oak style panelled door to the kitchen. Modern oak style panelled door to the:

Living Room

13'2" x 9'11" (4.01 x 3.03)
UPVC double glazed windows to the front and side. Radiator. Feature fireplace with wood mantle, tiled surrounds and hearth. Alcoves with built-in cupboards and shelving. Television point.

Galley Kitchen

14'9" x 5'1" (4.50 x 1.56)
UPVC double glazed window to the front. Radiator. Range of modern wall, base, drawer and larder units with tiled splash-backs and rolled top work surface. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor hood over. Integrated fridge/freezer. Plumbing for washing machine. Enclosed combi boiler. Smoke alarm. Tiled flooring. Modern panelled door to the:



Inner Hall

UPVC double glazed door to the front leading into garden. Tiled flooring. Cupboard housing gas meter. Modern oak style panelled door to the:

Cloakroom

UPVC double glazed window to the front. Radiator. Two piece white suite comprising pedestal wash hand basin with tiled splash back, and w/c with dual push flush. Vinyl flooring.

FIRST FLOOR

Landing

Balustrade. Modern oak style panelled doors off and into:

Bedroom One

13'2" x 9'11" (4.01 x 3.03)
UPVC double glazed windows to the front and side. Radiator. Access to loft space.

Bedroom Two

9'11" x 8'3" (3.02 x 2.52)
UPVC double glazed windows to the front and side. Radiator. Built-in single wardrobe and shelving.

Bathroom

UPVC double glazed window to the front. Radiator. Three piece white suite with part tiled surrounds panelled bath with mixer shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Vinyl flooring and inset ceiling spotlights. Shaving point and extractor fan.

EXTERNALLY

To The Front & Side

Entrance light. Gated side pedestrian access to garden. Tarmac hardstanding to the side with potential to convert into formal parking (subject to planning permission).

Garden

Enclosed courtyard style, south facing garden with private aspect, predominantly hard landscaped and a variety of plants and shrubs. Outside light. Enclosed by fencing.



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

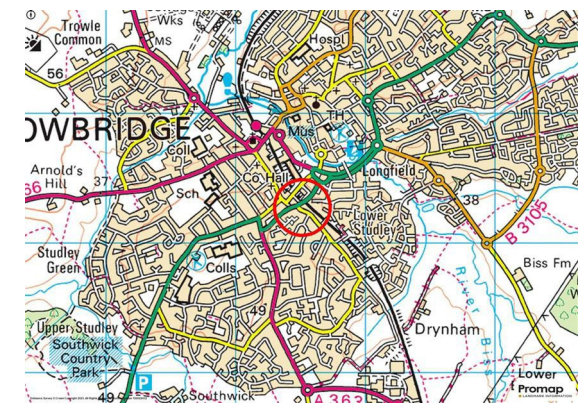
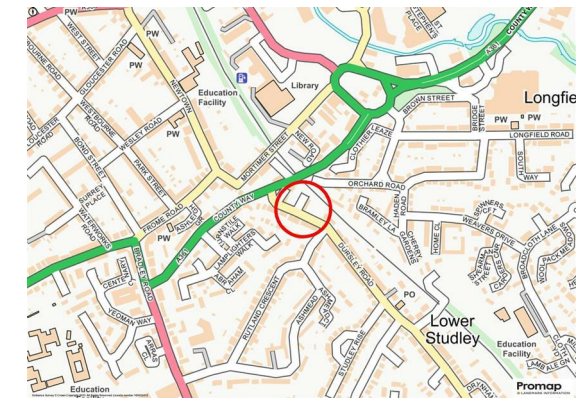
Ground Floor
Approx. 35.6 sq. metres (382.9 sq. feet)



First Floor
Approx. 29.3 sq. metres (315.3 sq. feet)



Total area: approx. 64.9 sq. metres (698.2 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.