



Wrights
01225 755553

Frome Road, Trowbridge, Wiltshire, BA14 0DA

£230,000

This well presented period home retains a wealth of original character features and is conveniently situated within easy reach of both Trowbridge town centre and the railway station. The well-proportioned accommodation comprises an entrance hall, bay-fronted lounge, separate dining room, fitted kitchen, utility room and cloakroom on the ground floor. Upstairs offers two generous double bedrooms and a spacious family bathroom. The property also benefits from a fitted burglar alarm and offers potential to convert the loft into additional accommodation, subject to the necessary planning permissions and building regulations.

Externally, the property benefits from an enclosed rear garden and is offered for sale with the benefit of no onward chain.

Situation

The property is situated close to many local amenities including a choice of Primary and Secondary schools and Trowbridge railway station. The town centre of Trowbridge is also within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.



Well presented period home retaining a wealth of original character features

Two generous double bedrooms

Bay-fronted lounge

Separate dining room

Fitted kitchen with adjoining utility room

Ground floor cloakroom

Spacious family bathroom

Enclosed rear garden

Conveniently situated within easy reach of Trowbridge town centre and the railway station

Offered for sale with no onward chain, subject to probate



The property comprises

Ground Floor

Entrance Hall

With PVCu front door, original mosaic tiled flooring, decorative Victorian archway, radiator and stairs to the first floor with storage area under.

Lounge 12' 7" x 12' 3" (3.83m x 3.73m) max

With wood flooring, radiator, wood burning stove and PVCu double glazed bay window to the front.

Dining Room 10' 11" x 11' 7" (3.33m x 3.53m)

With wood effect laminate flooring, radiator, built in storage cupboard and PVCu door to the rear garden.

Kitchen 10' 8" x 8' 0" (3.25m x 2.45m)

With tiled flooring, a range of eye level and base units, wood effect laminate worktops with tiled splash backs, freestanding cooker, space for fridge and freezer, one and a half bowl ceramic sink and drainer unit and PVCu double glazed window to the side.

Utility room

With space for washing machine, Belfast sink unit, radiator and PVCu door to the rear garden.

Cloakroom

With close coupled W.C and obscured PVCu double glazed window to the side.

First Floor

Landing

With loft access.

Bedroom 1 16' 9" x 12' 7" (5.10m x 3.83m) max

With radiator, feature fireplace, PVCu double glazed window and bay window to the front.

Bedroom 2 11' 3" x 11' 9" (3.43m x 3.57m)

With radiator and PVCu double glazed window to the rear.

Bathroom 11' 1" x 8' 5" (3.39m x 2.56m)

The exceptionally large bathroom offers a suite comprising bath with mains rainfall shower over, close coupled W.C and pedestal hand basin, radiator and obscured PVCu double glazed window to the rear.

Externally

To the front

The property is approached via a set of steps leading to the front entrance, with a low maintenance front garden laid mainly to lawn and bordered by established shrubs. A pathway extends along the side of the property to a gated entrance, providing convenient access to the rear garden.

To the rear

The property benefits from an enclosed courtyard garden, laid mainly to patio for ease of maintenance. The courtyard provides space for outdoor seating and includes a useful timber storage shed. A side gate provides convenient access to the front of the property.

Tenure

The property is sold as freehold.

Council tax

The property is currently in council tax band B.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1800Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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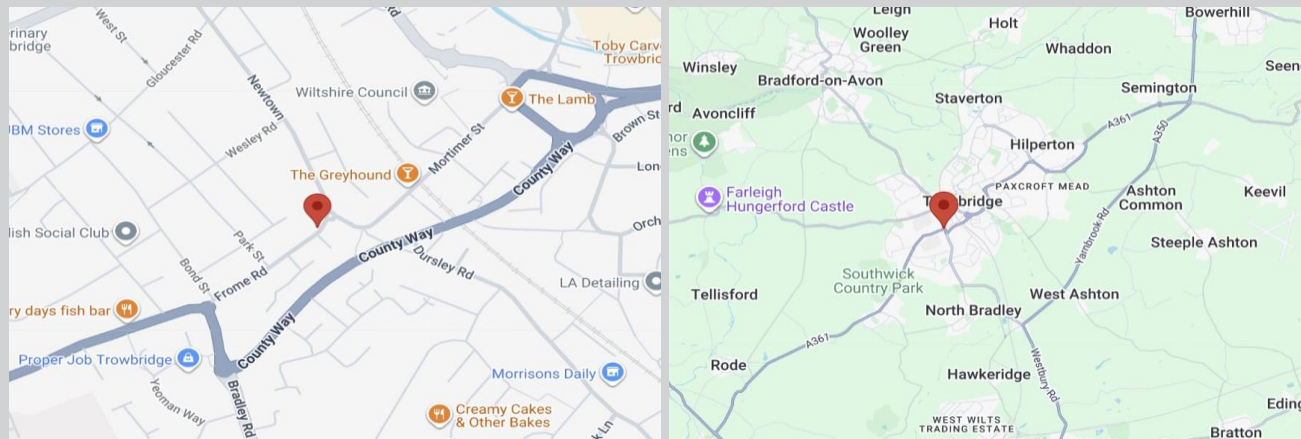
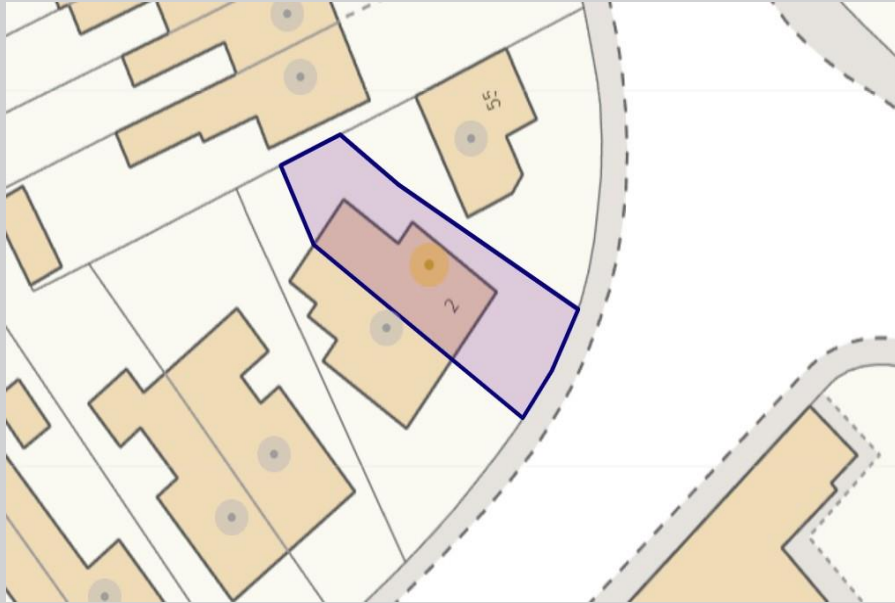
Approx Gross Internal Area
91 sq m / 984 sq ft



Ground Floor
Approx 47 sq m / 501 sq ft

First Floor
Approx 45 sq m / 483 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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Disclaimer

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