

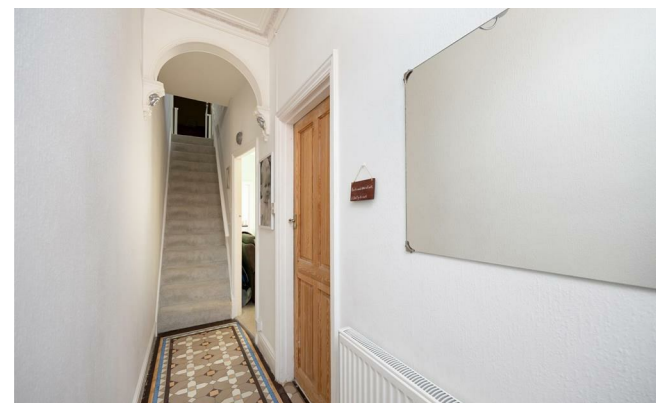


47 Dursley Road

Trowbridge BA14 0NW

A deceptively spacious Victorian two bedroom terraced house situated close to schools, shops, public house and countryside. The well presented interior boasts entrance hall with original tiled flooring, dining room, living room with contemporary feature fireplace, good sized modern kitchen, utility room, two bedrooms and modern first floor four piece bath & shower room. Additional features include UPVC double glazing, gas central heating with Ideal combi boiler, southerly facing garden with private aspect, single garage and double car port. Viewing is highly recommended.

Offers Over £240,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed door to the front with transom window over. Original period Terrazzo Flooring, coving and aster arch. Staircase to first floor. Radiator. High-level meter box with metal clad fuse board and electricity meters. Doors off and into:

Dining Room

10'6" x 10'2" (3.20 x 3.10)

UPVC double glazed window to front. Radiator. Bi-folding doors into:

Living Room

12'6" x 10'8" (3.80 x 3.25)

UPVC double glazed window to rear. Radiator. Chimney breast with inbuilt Media wall and recessed feature fireplace. Opening to cloakroom with coat hanging area and recessed ceiling spotlights. Doorway to the:

Kitchen

9'6" x 8'10" (2.90 x 2.70)

UPVC double glazed window and half obscured UPVC double glazed door to side with cat flap. Radiator. Comprehensive range of white modern wall, base and drawer units with tiled splash-backs and rolled top worksurfaces. Space and electric point for cooker with extractor above. Space for fridge/freezer. Plumbing for slimline dishwasher. Stainless steel sink unit with single drainer. Tiled flooring. Door to the:



Utility Room

8'10" x 3'11" (2.7x 1.2)

Obscured UPVC double glazed windows to side and rear. Plumbing for washing machine and space for tumble dryer over. Low-level WC and pedestal wash and basin. Chrome ladder radiator. Extractor. Partially tiled walls and tiled flooring.

FIRST FLOOR

Landing

Access to loft space. Balustrade. Doors off and into:

Bedroom One

13'9" x 10'6" (4.20 x 3.20)

Two UPVC double glazed windows to front. Radiator.

Bedroom Two

9' x 9' (2.75 x 2.75)

UPVC double glazed window to rear. Radiator.

Bath & Shower Room

Obscured UPVC replaced window. Four piece white suite with part tiled surrounds comprising panel bath with shower mixer tap, large separate shower cubicle with monsoon shower head, additional shower attachment and glass screen enclosing, low level WC, and wash hand basin on legs with two drawers under. Sliding door to airing cupboard housing Ideal combination gas boiler for central heating and hot water. Vinyl flooring and recessed ceiling lights.

EXTERNALLY

To The Front

Steps and path to the front door with entrance light. Attractive front garden on two levels laid to gravel with brick, retaining walls and a variety of shrubs. Gas meter.

To The Rear

Enclosed southerly facing garden with private aspect comprising small courtyard to rear immediately off the kitchen, further paved area with built-in brick barbecue station and raised beds and area laid to lawn. Two other outbuildings/sheds with electricity. Tap. Path from house to garage and parking at rear. All enclosed by block wall and fencing.

Double Car Port

16'11" x 14'9" (5.15 x 4.50)

Barn type folding doors to the front with personnel door cut into one. Power and lighting. Exposed ceiling joists for storage. Door to the rear and window to side. Folding doors into:

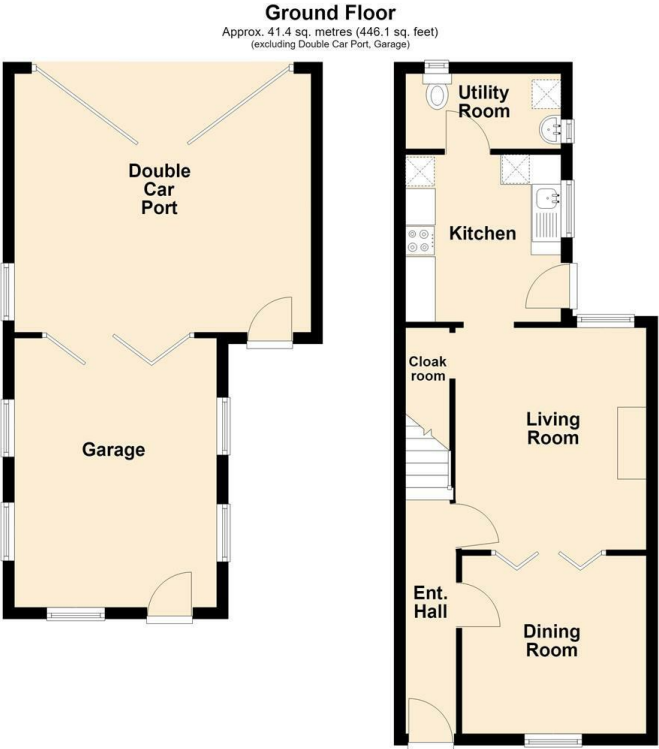
Garage

15'3" x 11'6" (4.65 x 3.5)

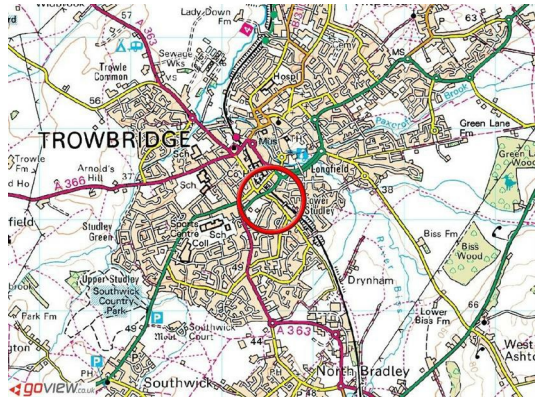
Inspection pit embedded in the floor. Windows to both sides and rear. Power and lighting. Half glazed door to rear garden.



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



Total area: approx. 78.8 sq. metres (848.3 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.