



52 Newtown

Trowbridge BA14 0BD

A fantastic opportunity to purchase an updated Grade II Listed period property situated within the popular Newtown area close to schools, shops, park & railway station. The spacious accommodation comprises two reception rooms with double sided log burner, refitted kitchen/dining room with integrated appliances, refitted ground floor bathroom and two double bedrooms. Benefits include updated gas central heating system with new boiler, updated electrics (2018) and south-westerly facing rear garden. Ideal first time buy - viewing is highly recommended.

Offers Over £220,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Original stained glass panelled door to the front with fan light over. Wood flooring, exposed stonework and inset ceiling spotlights. Doors off and into:

Living Room

11'6" x 10'11" (3.51 x 3.33)

Window to the front. Radiator. Double sided log burner. Wood effect flooring. Internet point. Door to the:

Family Room

12'2" x 11'6" (3.71 x 3.51)

Vertical radiator. Double sided log burner. Television and internet points. Thermostat. Stairs to the first floor with cupboard under and telephone point. Smoke alarm. Wood effect flooring and inset ceiling spotlights. Opening to the:



Kitchen/Dining Room

13'2" x 11'5" (4.01 x 3.48)

Double glazed door to the rear. Radiator. Selection of wall and base mounted units with metro tiled surrounds and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring hob with extractor hood over. Integrated washer/dryer, slimline dishwasher and fridge/freezer. Smoke alarm. Space for table. Wood effect flooring and inset ceiling spotlights. Internet point. Double glazed door to the rear. Door to the:

Refitted Bathroom

Obscured double glazed window to the side. Chrome heated towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over and screen enclosing, pedestal wash hand basin and w/c. Illuminated mirror. Tiled flooring and inset ceiling spotlights. Extractor fan.

FIRST FLOOR

Landing

Smoke alarm. Doors off.

Bedroom One

14'8" x 11'6" (4.47 x 3.51)

Window to the front. Radiator. Internet point.

Bedroom Two

12'8" x 11'7" (3.86 x 3.53)

Double glazed window to the rear. Radiator. Feature fireplace. Television, internet and telephone points.

EXTERNALLY

To The Front

Path to the front door. Space for bins. Area laid to lawn and a variety of plants, trees and shrubs.

To The Rear

Enclosed south-westerly facing garden comprising courtyard to the immediate rear, steps leading to patio area with steps leading to garden area with a variety of plants, trees and shrubs. External tap. Enclosed by fencing.

Brick Built Shed

12'9" x 8'0" (3.89 x 2.44)

Personal door to the side. Housing boiler.

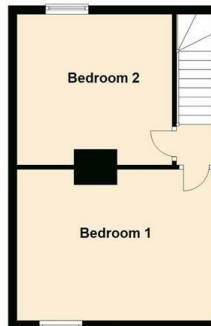


Tenure **Freehold**
Council Tax Band **B**
EPC Rating

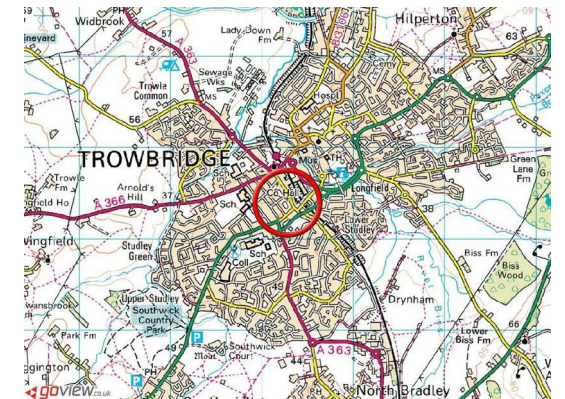
Ground Floor
Approx. 60.8 sq. metres (654.6 sq. feet)



First Floor
Approx. 32.6 sq. metres (351.0 sq. feet)



Total area: approx. 93.4 sq. metres (1005.6 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.