

**TOWN&COUNTRY**  
ESTATES



**60 Gloucester Road, Trowbridge, Wiltshire, BA14 0AE**

**£1,100 PCM**



## LOCATION

The property is situated within easy walking distance to the town centre, schools, train station, cinema and restaurant complex.

## DESCRIPTION

A truly stunning bay fronted two bedroom Victorian home occupying a prime position at the end of Gloucester Road, within walking distance of major schooling, the railway station and town centre. Comprising an entrance hall, sitting room, dining room, beautiful kitchen, utility area and cloakroom. On the first floor are two bedrooms and a bathroom. Further benefits to the property include Upvc double glazing, gas central heating, new carpets and decor throughout, original features, private enclosed garden with rear access.

## ENTRANCE HALL

You enter the property through an obscure Upvc double glazed entrance door. There is an original Victorian archway, thermostat controls, smoke alarm, radiator, doors leading to the sitting room and cupboard.

## LIVING ROOM

There is Upvc double glazed bay window to the front and a radiator.

## DINING ROOM

The dining room has stairs leading to the first floor, feature fireplace, radiator, archway leading to the kitchen and Upvc double glazed patio doors leading to the covered patio area.

## KITCHEN

The kitchen comprises a Upvc double glazed window to the rear, a range of matching base and wall units with rolled top work surfaces, eye level Lamona electric fan assisted oven, Lamona gas hob with chimney extractor fan over, stainless steel inset sink unit with chrome mono tap, Worcester wall mounted boiler providing radiator heating and domestic hot water.

## UTILITY ROOM

There is a Upvc double glazed window to the rear, a range of matching base and wall units, plumbing for washing machine, space for fridge freezer, door leading to the cloakroom and rear garden.

## CLOAKROOM

The cloakroom has an obscure Upvc double glazed window to the rear, close couple W.C, pedestal wash hand basin with chrome taps and a chrome heated towel rail.

## FIRST FLOOR LANDING

There is a smoke alarm, doors leading to two good sized bedrooms and family bathroom.

## BEDROOM ONE

Bedroom one has a Upvc double glazed window to the front, radiator and a door leading to the cupboard containing hanging rails.





## BEDROOM TWO

There is a Upvc double glazed window to the rear, original Victorian fire place (not to be used) and a radiator.

## FAMILY BATHROOM

The family bathroom comprises an obscure Upvc double glazed window to the rear, panelled bath with chrome mixer taps, shower attachment, Triton electric shower over, glass shower screen, pedestal wash hand basin, close couple W.C, access to loft space (not to be used), extractor fan and a radiator.

## EXTERIOR

### REAR GARDEN

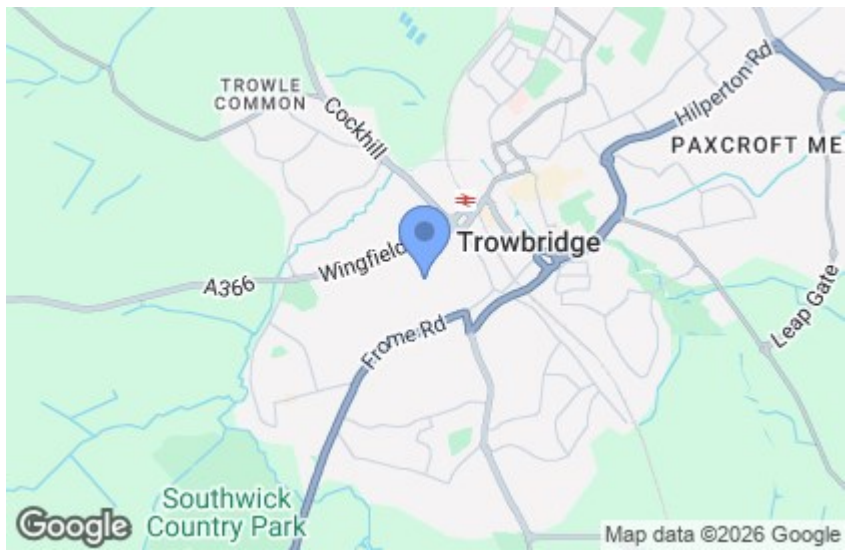
The rear garden is enclosed by wooden fencing. There is a covered patio area perfect for drying washing on a rainy day, outside tap, brick built shed with a light, steps leading down to a lawn area, decking area to the rear and rear gate access.

### FRONT GARDEN

There is a gate leading to the front garden with dwarf walling and is laid to block brick for ease of maintenance.

## ADDITIONAL INFORMATION

Council Tax Band - B

















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