



9 Westwood Road

Trowbridge BA14 9BR

A rare opportunity to purchase a four bedroom detached, chalet style property situated on the Trowbridge/Bradford On Avon border close to open countryside, well regarded primary school and Historic K&A canal. The property is presented in a very habitable condition but would benefit from a program of refurbishment/modernisation. The property offers fantastic potential to extend further and features, double garage, plenty of parking and stunning gardens of at least 0.25 of an acre. No chain!

Guide Price £495,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Herringbone patterned wood block floor. Matwell. Single glazed panel door and window to front. Radiator. Wall lights. Doors off and into broom cupboard with automatic light. Central heating control unit. Doorway through to:

Inner Hallway

Stairs to 1st floor with cupboard beneath. Radiator. Doorway into Bath/Shower Room.

Living Room

22'8" x 12'11" (6.92 x 3.93)

uPVC double glazed window to front. Two uPVC double glazed windows to side. Two radiators. Wall lights. Open fireplace with stone surround, tiled hearth and wood mantle. Single obscured glazed bi-fold doors into:

Dining Room

17'3" x 13'1" (5.25 x 4.00)

uPVC double glazed window to rear. Two uPVC double glazed windows to side. Radiator. Wall lights. Obscured glazed sliding door into:

Kitchen/Breakfast Room

17'3" x 10'2" (5.25m x 3.10)

uPVC double glazed window to rear. Single glazed panelled door into lean to. Radiator. Central heating controls. Tiled effect vinyl floor. Wall and base units. Rolled edged worktops. Four ring electric hob. Double electric oven. Single drainer stainless steel sink. Space for fridge under counter. Plumbing for automatic washing machine. Skylight window to ceiling.

Lean To

12'5" x 7'3" (3.78 x 2.20)

Block and single glazed construction with poly carbonate roof. Tile effect vinyl floor. Fluorescent light. Power point.



Bedroom Two

11'11" x 10'11" (3.63 x 3.33)
uPVC double glazed window to front. Radiator.
Alcove. Built-in wardrobes with cupboards
above. Chest of drawer unit.

Bedroom Three

10'11" x 10'1" (3.32 x 3.08)
uPVC double glazed window to front. Radiator.

Bedroom Four

9'1" x 7'11" (2.78 x 2.42)
UPVC double glazed window to rear. Radiator.
Built in cupboard.

Bath/Shower room

10' x 8'8" (3.06 x 2.64)
Obscure uPVC double glazed window to rear
and to side. Towel radiator. Shaver point.
Single bar electric heater. White four piece
suite comprising: dual flush WC, tiled shower
enclosure with chrome finish mains mixer
shower, pedestal wash hand basin and
panelled bath. Tiled surrounds. Vanity mirror.
Shaver & lighting point.

FIRST FLOOR

Landing

Doors off to Bedroom One and
Bathroom. Obscure uPVC double glazed
window over stairwell. Door into attic space.

Bedroom One

16'6" x 16'1" (5.03 x 4.89)
Two uPVC double glazed windows to rear.
Radiator. Built-in wardrobes and drawer unit.
Door into large eaves storage with porthole
window to side. Wall hung central heating
boiler. Hot water tank. Boarded for storage
and fluorescent light.

Bathroom

Door into airing cupboard. Skylight window to
rear fitted to ceiling. Three piece suite
comprising low level wc, pedestal wash hand
basin, panelled bath, tiled surrounds.
Radiator.

EXTERNALLY

To The Front

Large tarmac driveway providing parking for
several vehicles. Carport over concrete
driveway providing additional parking.
External lights. Entrance porch, outside light.
Area laid to lawn. Gas meter. Wall and gate to
the right hand side of the property into rear
garden. Variety of plants, trees and shrubs.
Walling and hedgerow enclosing.

To The Rear

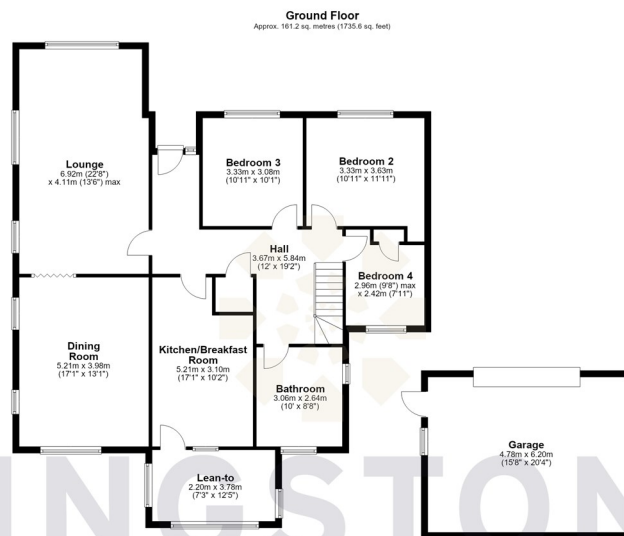
A large, well stocked and established garden
predominantly laid to lawn boosting a variety
of plants, trees, shrubs and fruit trees. Large
kitchen garden/allotment. Greenhouse. Patio
area to immediate rear. Two garden sheds.
Summer house. Small pond. Two circular
raised beds enclosed by stone wall. The
garden features an extremely private aspect
and the majority of the boundary is enclosed
by fencing and conifers.

Double Garage

20'4" x 15'8" (6.20 x 4.78)
Up and over door to front. Power and light.
Single glazed window and door to side. Wall
hung cabinets. Workbench.



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



Total area: approx. 218.2 sq. metres (2348.4 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.

