



30 Union Street Trowbridge BA14 8RY

A fantastic opportunity to purchase an attractive stone faced, Grade II Listed property dating back to the early 1800's, situated just off the town centre close to amenities, supermarket, railway station, cinema & restaurant complex. The property boasts outstanding period features, two primary reception rooms, kitchen/breakfast room, two good sized bedrooms and family shower room. Additional features include open fires, sash windows, well stocked south-east facing cottage style garden and three large workshops/sheds with power and lighting. This spacious property home whilst in a habitable and charming condition, would benefit from a central heating system, and is offered for sale with no onward chain. Viewing is highly recommended.

Offers Over £250,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Hardwood panelled door to the front with transom window over. Flagstone flooring, panelling, dado rail, cornice and coving. Stairs to the first floor with storage cupboard under. Fuse box and electric meter. Smoke alarm. Part glazed panelled door to the kitchen. Panelled doors off and into:

Living Room

13'9" x 13'1" (4.18 x 4.0)

Sash window to the front with secondary glazing. Ornate feature open fireplace. Panelling, dado rail, picture rail, ceiling rose and coving. Two alcoves either side of fireplace with decorative arches.

Dining Room

10'7" x 9'6" (3.23 x 2.89)

Sash window to the rear. Electric heater. Feature open fireplace with brick surrounds and slate hearth. Two built-in cupboards.

Kitchen/Breakfast Room

10'9" x 7'3" (3.28 x 2.20)

Sash window to the side. Base unit with cupboard and drawers. Handmade base unit with Belfast sink inset, bevelled wood drainer and cupboards under. Space for electric cooker. Three built-in shelving units. Space for additional appliances and dresser. Space for table. Terracotta tiled flooring, panelling and ceiling beams. Door to the side.

FIRST FLOOR



Landing

Balustrade. Access to loft space. Over stairs linen cupboard. Panelled wall and picture rail. Smoke alarm. Panelled doors off and into:

Bedroom One

16'6" x 13'9" (5.02 x 4.18)

Two sash windows to the front with secondary glazing. Ornate wooden fire surround. Picture rail.

Bedroom Two

10'11" x 10'3" (3.32 x 3.13)

Sash window to the rear. Electric heater. Tiled fire surround. Built-in cupboard with shelving. Exposed wood flooring and picture rail.

Large Shower Room

10'10" x 7'3" (3.29 x 2.20)

Sash window to the side. Electric fan heater. Heritage style suite comprising tiled corner shower cubicle with electric shower over and sliding doors enclosing, wash hand basin with cupboard under and high level w/c with pull chain. Tiled effect vinyl flooring and panelling. Extractor fan.

EXTERNALLY

To The Front

Gate and flagstone path to the front door with original pull ring door-bell. Area laid to lawn with a variety of plants and shrubs. Enclosed by low level walling with cast iron railings.

To The Rear

Cottage style garden approx. 70ft in length

comprising flagstone courtyard area to the immediate rear enclosed by walling, opening to main garden comprising well stocked and established borders with a variety of plants, trees and shrubs. Vegetable garden. Hardstanding and space for greenhouse. Brick built tool shed. Outside tap.

Garden Shed

16'5" x 8'6" (5.0 x 2.6)

Timber construction. Windows and door to the side. Double doors to the front. Power and lighting.

Workshop 1

Brick construction with pitched tiled roof. Window and door to the side. Power and lighting.

Workshop 2

13'1" x 8'6" (4.0 x 2.6)

Timber construction. Window and door to the side. Power and lighting.

AGENTS NOTE:

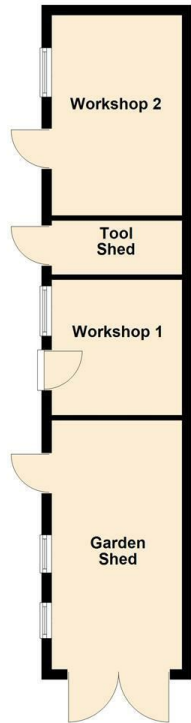
There is a pedestrian right of access for neighbouring properties, in the terrace, across the rear of the property to the gated side passage leading to the front. This access is used generally for bins days and occasional access, the present neighbours generally use their front doors for access to their properties. The pathway down the side of the property and wall is owned and maintained by number 30.



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

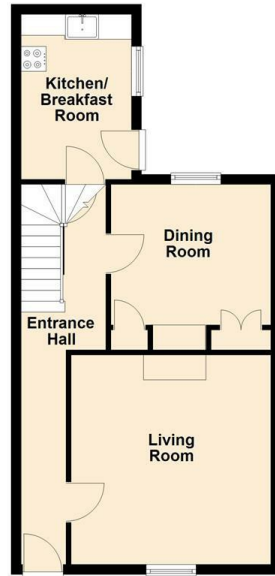
Ground Floor

Approx. 79.9 sq. metres (859.7 sq. feet)

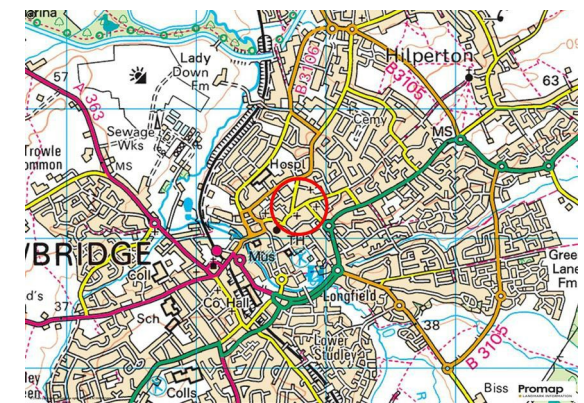
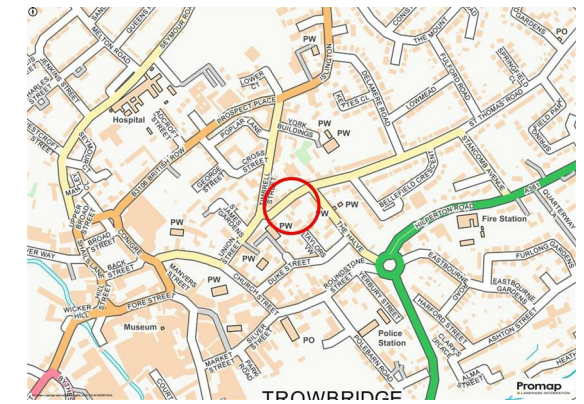


First Floor

Approx. 45.6 sq. metres (490.9 sq. feet)



Total area: approx. 125.5 sq. metres (1350.6 sq. feet)




KINGSTONS
Trowbridge Office

5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact

01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

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.