

Dursley Road, Trowbridge, Wiltshire BA14 0NP

£230,000

LOCATION
The property is conveniently located within walking distance to the town centre, schools, doctors, train station, cinema and restaurant complex.

DESCRIPTION
NO ONWARD CHAIN - A well presented three bedroom terraced period home, situated within walking distance to the town centre, shops, restaurants and amenities. The ground floor accommodation comprises a lounge and modern kitchen/dining room with an attractive open fireplace, on the first floor there are two bedrooms and the bathroom. The attic bedroom is on the second floor. Externally, there is a large rear garden and a hard standing used as parking.



LOUNGE
15'1" max x 11'1"
The property is entered through a composite front door into the lounge. There is a uPVC double glazed window to the front, a fireplace creating a focal point to the room, column radiator, , stairs to the first floor with a storage cupboard under and a part glazed door to the kitchen/dining room.



KITCHEN/DINING ROOM
15'1" x 11'1"
The spacious and refitted kitchen/dining room offers two uPVC double glazed window to the rear, range of matching base and wall units, square edge worksurface and matching upstands, 1 1/2 bowl inset sink with mixer tap, built in electric oven, inset ceramic hob, plumbing for washing machine, space for fridge/freezer, radiator and a uPVC double glazed door to the rear garden.
A large stone fireplace provides a beautiful period feature, adding character and charm to the contemporary kitchen.



FIRST FLOOR LANDING
The first floor landing has doors to bedrooms one and two, bathroom and stairs to the second floor attic room.

BEDROOM ONE
12'5" x 10'9"
This good size principal bedroom has two uPVC double glazed windows to the front, a traditional style column radiator, exposed wood flooring and a built in cupboard.



BEDROOM TWO
11'1" x 8'10" max
The second bedroom has a uPVC double glazed window to the rear, radiator and a built-in cupboard.

BATHROOM
The bathroom has an obscure uPVC double glazed window to the rear, a panelled bath with mains shower over and glazed screen, pedestal basin, close coupled W.C, chrome heated towel rail and an extractor fan.

ATTIC BEDROOM
15'8" x 13'9"
The loft room has Velux windows to the front and rear, radiator, eaves storage, exposed beams and inset ceiling lighting. Limited ceiling height in areas.

EXTERIOR

FRONT
To the front of the property there is a gravel area used as parking, path to the front door and an outside light.

REAR GARDEN
The large south-westerly facing country cottage style rear garden is split into two parts. Directly to the rear of the property there is a patio seating area, raised garden with lawn, various decorative chippings and a path to a rear gate. The second part of the garden is mainly laid to lawn with a hard standing seating area and wooden storage shed.

ADDITIONAL INFORMATION
Council Tax Band - A
Complete re-wire in 2017
New damp proof course and extensive woodworm treatment in 2017
Roof re-insulated 2021
Planning permission was granted in 2021 (now lapsed) for 'Creation of a new access and associated driveway' at the property. Application number 21/01151/FUL.









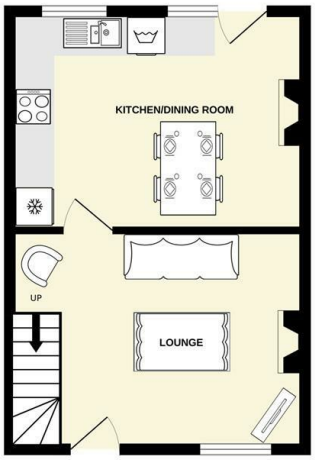




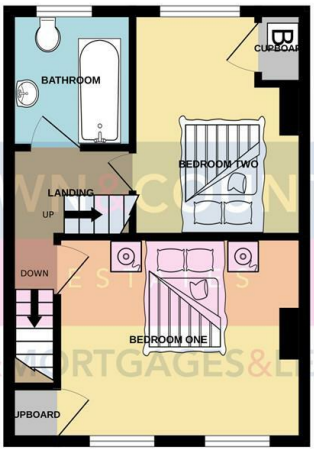




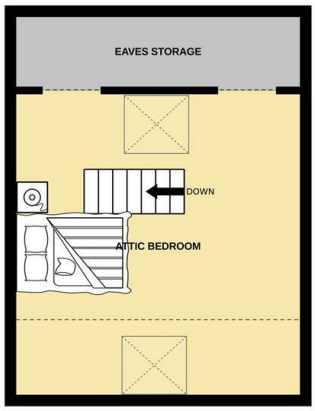
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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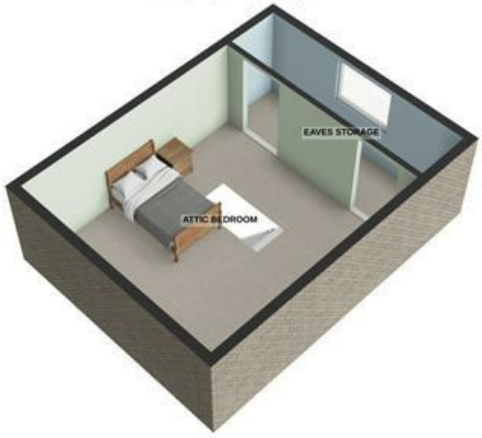
GROUND FLOOR
329 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



2ND FLOOR
299 sq.ft. (27.7 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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