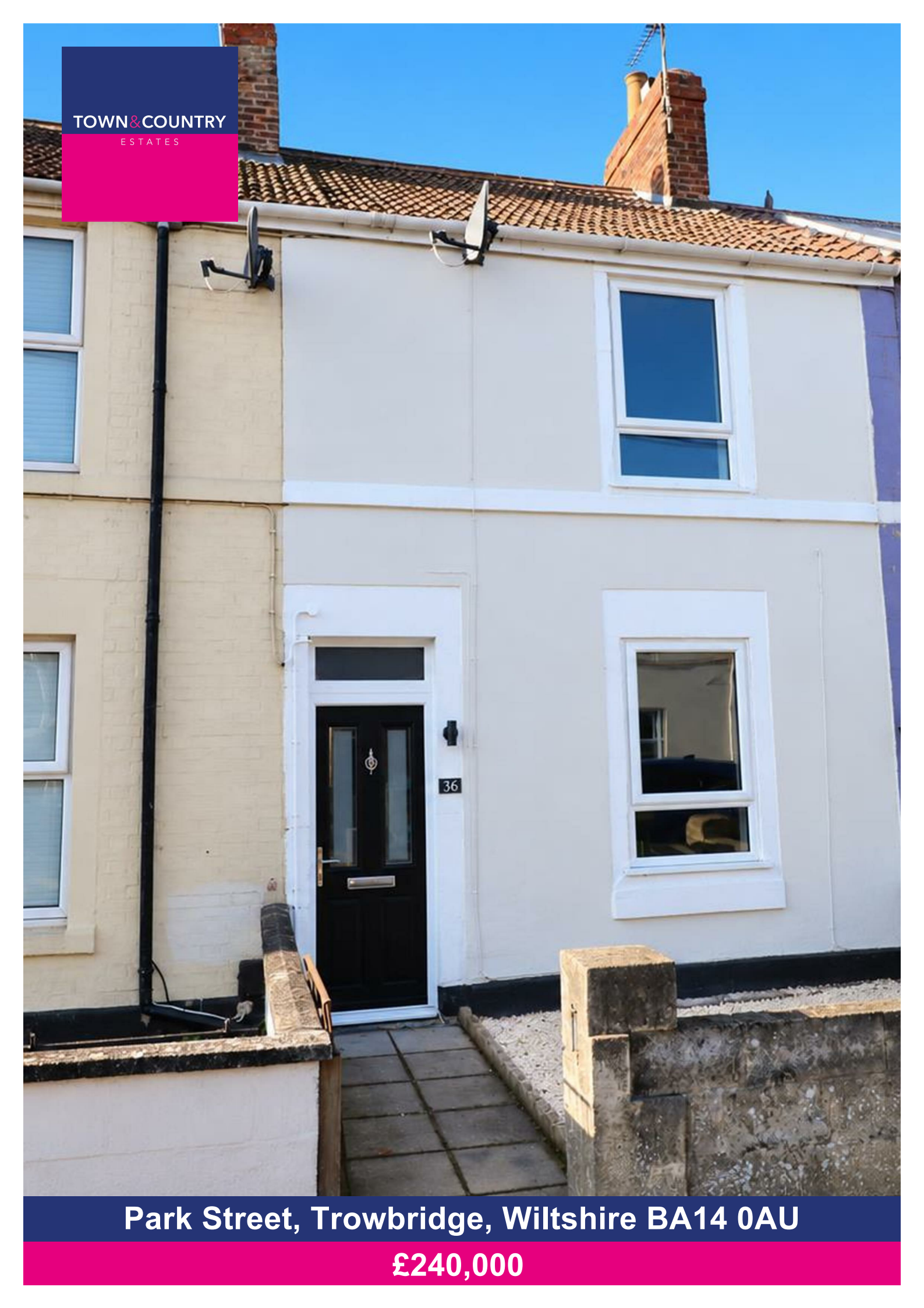




TOWN&COUNTRY
ESTATES

Park Street, Trowbridge, Wiltshire BA14 0AU

£240,000

LOCATION

The property is situated within a popular residential area of Trowbridge, offering access to Trowbridge town centre, schools, the modern cinema and restaurant complex and Trowbridge train station, with direct links to Bath, Bristol and beyond.

DESCRIPTION

NO ONWARD CHAIN - This immaculate and deceptively spacious two double bedroom period terraced home has been totally refurbished throughout - from an electrical rewire, new staircase, replaced heating system with Worcester gas boiler, to renewed uPVC double glazed windows and a new kitchen and bathroom - all you need to do is unpack and enjoy!

The accommodation comprises an entrance hall, sitting room, dining room, kitchen with integrated appliances, utility/cloakroom, first floor landing, two double bedrooms and bathroom.

A further benefit to the home is the enclosed garden, with rear access.

ENTRANCE HALL

You enter the home through a composite door, into the entrance hall. There is a traditional column radiator, inset ceiling spotlights, wood effect flooring, a door to the sitting room and an opening to the dining room.

SITTING ROOM

11'1" x 10'9"

There is a uPVC double glazed window to the front, a traditional column radiator and a plug for a wall mounted television.

DINING ROOM

12'1" x 11'9"

The wood effect flooring from the entrance hall continues into the dining room, where there is a statement period fireplace which creates a wonderful focal point to the room, a traditional column radiator, inset ceiling spotlights, a bullnose staircase to the first floor with a large cupboard below and an opening to the kitchen.

KITCHEN

13'9" x 8'6"

There is a uPVC double glazed window to the rear overlooking the garden, the newly fitted kitchen offers a range of shaker style matching units with stone effect work surfaces with matching upstands, inset basin with traditional style chrome mixer tap, built in electric oven, inset ceramic hob with extractor and light over, integrated dishwasher, integrated fridge/freezer, inset ceiling spotlights, wood effect flooring, a door to the utility/cloakroom and a uPVC double glazed door to the rear garden.



UTILITY/CLOAKROOM

8'6" x 5'6"

Another big benefit to the home is the utility/cloakroom, where there is an obscure uPVC double glazed window to the side, stone effect worksurface and cabinet matching the kitchen, inset sink with chrome mixer tap, plumbing for a washing machine, inset dual flush WC, chrome heated towel rail, extractor fan, inset ceiling spotlights, wood effect flooring and a newly fitted Worcester gas boiler.

FIRST FLOOR LANDING

The landing has access to the loft, doors to both bedrooms and the bathroom.

BEDROOM ONE

13'1" x 10'9"

The large principal bedroom has a uPVC double glazed window to the front, a feature cast iron bedroom fireplace, plug for a wall mounted television and a traditional column radiator.

BEDROOM TWO

11'9" x 9'2"

The second double bedroom has a uPVC double glazed window overlooking the rear garden, feature cast iron bedroom fireplace and a traditional column radiator.

BATHROOM

The luxury bathroom has an obscure uPVC double glazed window to the rear, a panelled bath with glazed screen and traditional style mixer tap with shower over, vanity unit with storage and an inset basin, low level WC, decorative column heated towel rail, inset ceiling spotlights and an extractor fan.

EXTERIOR

FRONT

Sit back from the pavement behind a dwarf wall with the front laid to low maintenance and attractive stone chippings, a path to the front door and an outside light.

REAR GARDEN

The enclosed rear garden has a paved patio immediately from the rear of the house, a gravelled area, useful outside store and steps to a large lawn with a hard standing to the rear, ideal for a shed. A gate leads to a path proving rear access.

ADDITIONAL INFORMATION

Council Tax Band - B

EPC Rating - D



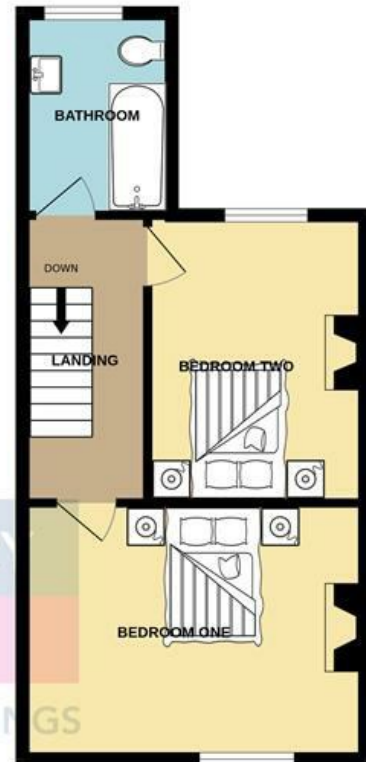




GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 sq.m.) approx.

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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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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