





95 Gloucester Road

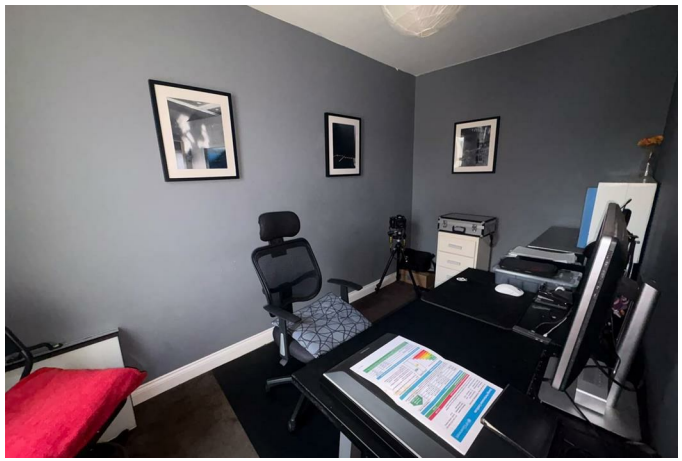
Trowbridge BA14 0AD

A three bedroom Victorian terrace house located on the popular Gloucester Road near to town centre amenities, schools, park and railway station. Accommodation arranged over three floors comprises entrance hall, two reception rooms, kitchen, lean-to, two bedrooms and family bathroom to the first floor and attic bedroom. Benefits include UPVC double glazing, gas central heating and enclosed rear garden. Vendor suited with no chain.



Guide Price £240,000







ACCOMMODATION

All measurements are approximate

Entrance Hall

Composite double glazed panelled door to the front with transom window over. High-level fuse box and electric meter. Coving to ceiling. Radiator. Smoke alarm. Stairs to the first floor. Doors off.

Living Room

11'9" x 10'1" (3.58 x 3.07)
UPVC double glazed window to the front. Radiator. Feature fireplace. Shelving either side of the chimney breast. Coving to ceiling.

Dining Room

13'3" x 12' max (4.03 x 3.66 max)
Sash window to the rear. Radiator. Coving to ceiling. Archway into:

Kitchen

9'4" x 6'8" (2.85 x 2.04)
UPVC double glazed window to the rear. Single glazed window and door side into lean to. Tiled effect vinyl floor. Wall and base units with coordinating rolled edge worktop. Inset single drainer sink with mixer tap and tiled splash-back. Integrated stainless steel oven and four-ring electric hob. Enclosed Viessmann central heating boiler.

Lean-to
UPVC double glazed window and door to the rear. Plumbing for washing machine and space for additional appliance beneath rolled edged worktop. Light. Gas meter. Polycarbonate pitched roof.

FIRST FLOOR

Landing
Stairs to 2nd floor landing. Balustrade. Doors off to bedrooms and bathroom. Smoke alarm.

Bedroom One
13'5" x 11'7" (4.08 x 3.52)
Two UPVC double glazed windows to the front. Radiator.

Bedroom Three
12'1" x 6'7" (3.69 x 2.00)
UPVC double glazed window to the rear. Radiator.

Family Bath & Shower Room
Obscured UPVC double glazed window to the rear. Radiator. Vinyl tiled floor. Radiator. Inset spotlight to ceiling. White four piece suite comprising pedestal wash hand basin with tiled splashback, panelled bath with tiled surround, large tiled shower enclosure with sliding door and mains mixer shower; and w/c.

SECOND FLOOR

Landing
Door to:

Bedroom Two
14'8" x 12'1" (4.47 x 3.69)
Two double glaze Velux windows to the front. Eaves storage. Insect spotlights to ceiling.

EXTERNALLY

To The Front
Gate and path to the front door. Variety of plants and shrubs.

To The Rear
Good sized enclosed rear garden with hardstanding and gravel to immediate rear, raised lawn area and variety of trees. Timber framed garden shed. Path to rear leading to gated access. Enclosed with a variety of panel and closed board fencing.

Garden Room
9'10" x 8'2" (3.00 x 2.5)
Block built with door and window to side.





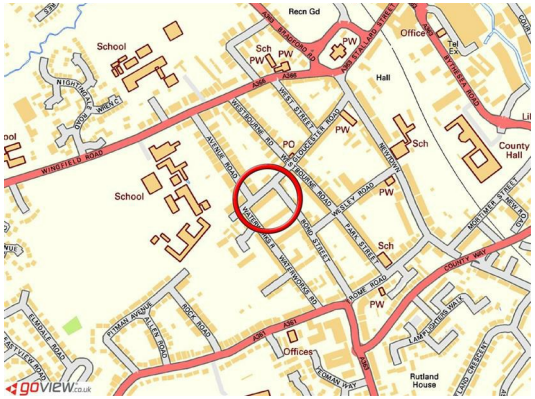


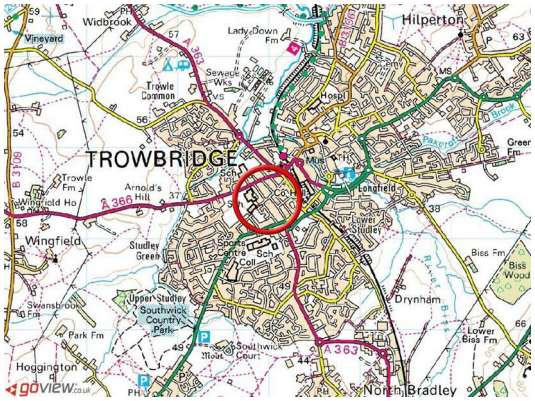
Tenure **Freehold**
Council Tax Band **B**
EPC Rating **D**



Total area: approx. 104.2 sq. metres (1121.6 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.