





5 Ashton Street

Trowbridge BA14 7ER

A beautifully refurbished and lovely example of a bay fronted period property dating back to the early 1800's; situated in a cul de sac location, close to the town park, shops, cinema/restaurant complex, railway station and town centre amenities. The spacious interior features entrance hall, two reception rooms, modern galley kitchen, utility/cloakroom, two bathrooms and five bedrooms. The property boasts many of its original features including fitted shutters, feature fireplaces to most rooms, mouldings, exposed wooden flooring and doors. Benefits include UPVC double glazing, gas central heating, enclosed private garden, useful workshop and driveway for three vehicles. Viewing is highly recommended.



Guide Price £375,000







ACCOMMODATION
All measurements are approximate

Entrance Hall
Panelled wooden door to the front with transom window over. Matwell. Stairs to the first floor. Exposed wood flooring and original mouldings. Smoke alarm. Radiator. High level cupboard housing fuse box. Stripped wooden panelled doors off.

Living Room
12'9 x 11'11 max (3.89m x 3.63m max)
Bay to the front with double glazed sash windows and original shutters. Double glazed window to the side with original shutters. Feature fireplace with exposed redbrick chimney breast, stone hearth and wood burning stove inset. Exposed wood flooring, ceiling rose and mouldings. Built-in display cabinet and cupboard. Radiator. Television point.

Dining Room
11'8 x 11'7 (3.56m x 3.53m)
Double glazed windows to the rear and side. Feature fireplace with wood mantle, cast iron grate, tiled surrounds and hearth. Exposed wood flooring, picture rail, ceiling rose and mouldings. Radiator. Stripped wooden panelled door to the understairs storage cupboard housing Vaillant combi boiler.

Galley Kitchen
17'5 x 7'9 (5.31m x 2.36m)
Double glazed window to the side. Range of modern shaker style wall and base mounted units with tiled splash-backs and wood effect work surfaces. Ceramic one and half bowl sink drainer unit with swan neck mixer tap. Built-in Bosch electric oven and four-ring hob with extractor hood over. Plumbing for dishwasher. Space for fridge and freezer. Radiator. Tiled flooring. Double glazed door to the sun room. Stripped wooden panelled door to the:

Utility/Cloakroom
Double glazed window to the side. Pedestal wash hand basin plumbing for washing machine. Tiled flooring. Radiator. Stripped wooden panelled door to the cloakroom with w/c and tiled flooring.

Sun Room
17'6 x 5'11 (5.33m x 1.8m)
Brick and single glazed construction with Perspex roof and door to the rear. Tiled flooring. Electric meter.

FIRST FLOOR

Landing
Double glazed window to the side. Stairs to the second floor. Exposed wood flooring. Radiator. Stripped wooden panelled doors off.

Bedroom One
15'7 x 12'6 max (4.75m x 3.81m max)
Bay to the front with double glazed sash windows. Feature fireplace with wood mantle and cast iron grate. Exposed wood flooring. Stripped wooden panelled door to large over-stairs storage cupboard with light. Radiator.

Bedroom Two
18'1 x 6'6 (5.51m x 1.98m)
Two double glazed windows to the side. Feature fireplace with wood mantle and cast iron grate. Exposed wood flooring. Radiator. Access to loft space.

Bedroom Five
9'8 x 9'6 max (2.95m x 2.9m max)
Double glazed windows to the rear. Feature fireplace with wood mantle and cast iron grate. Exposed wood flooring. Radiator.

Bathroom
Three piece white Heritage style suite with part tiled surrounds comprising panelled bath with mains mixer shower over and bi-fold screen enclosing, pedestal wash hand basin and high level w/c with chain pull. Exposed wood flooring. Radiator. Extractor fan. Opening to understairs storage cupboard with light.

SECOND FLOOR

Landing
Exposed wood flooring. Radiator. Access to loft space. Smoke alarm. Stripped wooden panelled doors off.

Bedroom Three
15'9 x 7'7 (4.8m x 2.31m)
Double glazed window to the side. Feature exposed red-brick wall and exposed wood flooring. Radiator. Access to eaves storage.

Bedroom Four
10'0 x 7'6 (3.05m x 2.29m)
Double glazed window to the rear. Feature fireplace with wood mantle and cast iron grate. Exposed wood flooring. Radiator. Access to loft space.

Bathroom
Three piece white modern suite with part tiled surrounds comprising panelled bath with shower mixer, pedestal wash hand basin and low level w/c with dual push flush. Exposed wood flooring. Extractor fan.

EXTERNALLY

To The Front & Side
Steps leading up to the front door. Area laid to loose stone chippings. Gated and side pathway leading to gated pedestrian access to the garden. Stone raised beds with a variety of plants and shrubs. Driveway providing off road parking for three vehicles.

Garden
Enclosed garden with private aspect comprising block paved and stone chipping patio area, area laid to lawn and border with a variety of plants and shrubs. Garden shed. Outside tap. All enclosed by fencing.

Workshop
8'8 x 5'7 (2.64m x 1.7m)
Brick built with pitched tiled roof. Power points. Shelving and eaves storage.

AGENTS NOTE:
There is potential for the second floor to be utilised as a self contained flat, and provide an additional income. It can be divided from the rest of the house by a secure door (which has been removed) at the bottom of the stairs on the first floor.



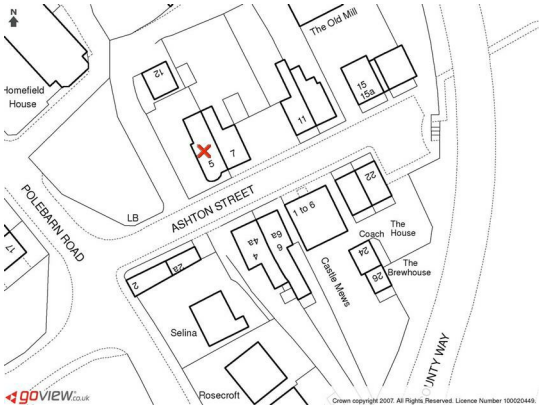


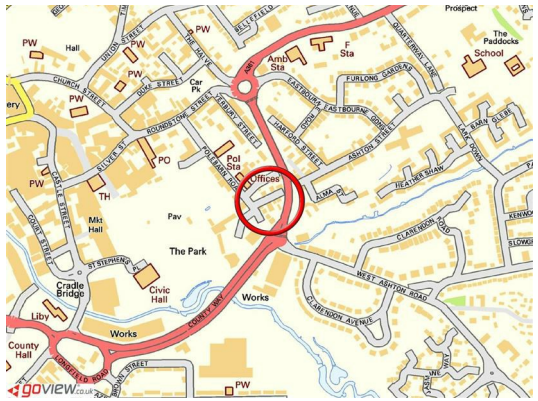


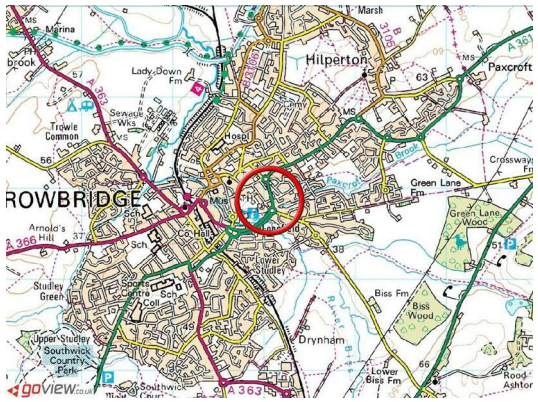
Tenure **Freehold**
Council Tax Band **B**
EPC Rating **D**



Total area: approx. 143.1 sq. metres (1540.1 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.