

TOWN & COUNTRY
ESTATES



Waterworks Road, Trowbridge, Wiltshire BA14 0AL

Offers Over £220,000

LOCATION

The property is located in a quiet residential area of similar Victorian properties, within easy access of local Primary and Secondary Schools, Trowbridge College and convenience shop. A short walk takes you into Trowbridge itself, offering busy shopping facilities, a soon to open new modern sports centre, cinema complex with restaurants and train station, with direct links to Bath, Bristol and beyond.

DESCRIPTION

A well presented and deceptively spacious two double bedroom Victorian terraced home, situated in a popular residential area of Trowbridge. The thoughtfully reconfigured accommodation comprises an entrance porch, sitting room, dining room, kitchen and a really useful utility room/study. Upstairs, the landing has the added benefit of a cloakroom toilet, the main bedroom leads onto the four piece bathroom, the second double bedroom to the front of the house has a fitted shower. Further benefits include uPVC double glazing, gas central heating and a well kept, enclosed rear garden, with summerhouse.

ENTRANCE PORCH

You enter into the home through a uPVC entrance door, into the porch. There is Victorian tiled flooring and an obscure glazed door to the sitting room.

SITTING ROOM

14'5" max x 10'2"

The Victorian tiled flooring continues into the cosy sitting room, where there is a feature fireplace with inset multi-fuel burning stove, a wall mounted electric heater, decorative panelled walls, radiator with cover and a glazed door to the dining room.

DINING ROOM

13'1" x 9'2"

This good size reception room is used as the dining room and benefits a uPVC double glazed window to the rear, feature fireplace with inset gas fire and tiled surround, built-in shelving and storage, radiator with cover, solid oak flooring, stairs to the first floor with cupboards beneath and an opening through to the kitchen.

KITCHEN

9'2" x 7'10"

The kitchen has uPVC double glazed window to the side, a range of matching base and drawer units with rolled top worksurfaces and matching upstands, double sink unit with chrome mixer tap, freestanding cooker, plumbing for a washing machine, plumbing for a dishwasher, stone tiled flooring and a wall mounted Worcester gas boiler. A doorway leads through to the utility room/study area.



UTILITY ROOM/STUDY

11'9" x 6'10"

With uPVC double glazed French doors and a window to the rear garden, this area not only has space for a fridge freezer, space for a tumble dryer and storage cupboards/larder units but also a breakfast bar ideal for working from home. The room also has a radiator and stone tiled flooring.

FIRST FLOOR LANDING

With access to both bedrooms and the really useful cloakroom toilet.

CLOAKROOM TOILET

Another huge benefit to the home is the addition of the cloakroom toilet on the landing, with a dual flush WC and basin with chrome mixer tap.

BEDROOM ONE

13'1" x 9'6"

The principal bedroom has been reconfigured to extend the size and offer direct access to the bathroom - making it an ensuite. The room offers a uPVC double glazed window to the rear, built-in storage, radiator with cover, access to the loft and a door to the bathroom.

BATHROOM

There is a uPVC double glazed window to the rear, the four piece suite benefits a corner shower cubicle with mains rainfall shower, hand shower attachment and body jets, a panelled bath with chrome mixer tap, glazed screen and electric shower over, dual flush WC, pedestal basin, radiator and a wall vent.

BEDROOM TWO

10'2" x 7'10"

Bedroom two to the front of the house has a uPVC double glazed window, built-in storage, radiator with cover and the welcome addition of a shower cubicle, with window, a glazed door and a wall mounted mains shower.

EXTERIOR

FRONT

The front of the property has an enclosed courtyard garden, wooden bin store and a gate leading to a path to the front door.

REAR GARDEN

The enclosed rear garden has a decked area immediately from the rear of the house, a lawn with mature planted borders leads to the rear of the garden, with a raised decking entertaining space and lovely wooden summerhouse with bar and space for a hot tub. There is right of access through neighbouring gardens, providing access to the front of the terrace.

ADDITIONAL INFORMATION

Council Tax Band - B

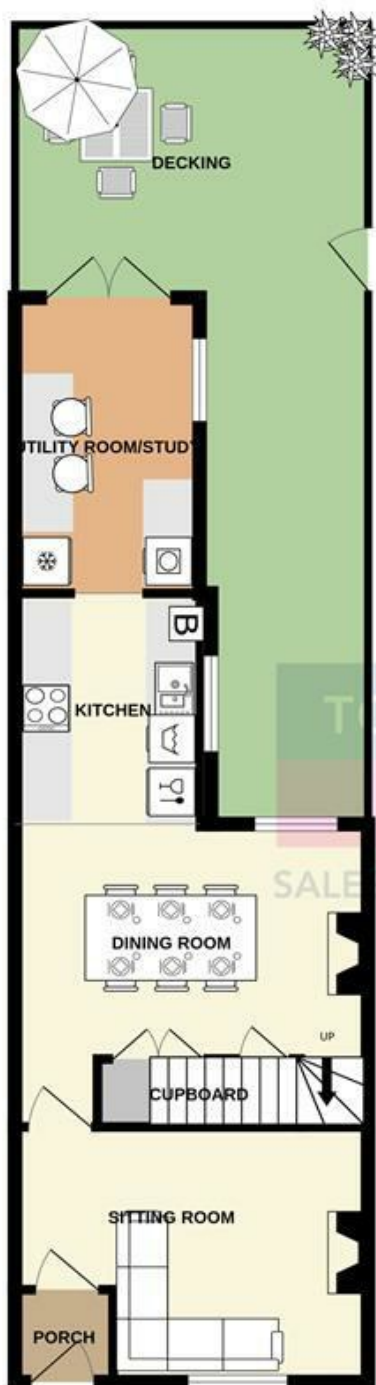
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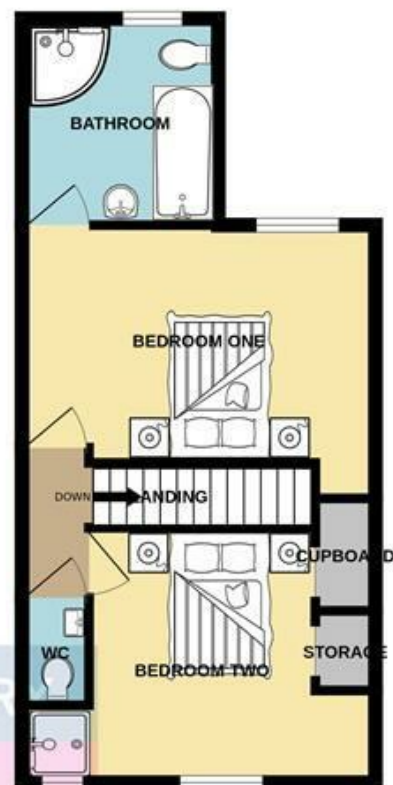




GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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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TROWBRIDGE OFFICE
9 Fore Street, Trowbridge,
Wiltshire BA14 8HD

WESTBURY OFFICE
16 High Street, Westbury,
Wiltshire BA13 3BW

Teleph one: 01 225 7 766 99
Email: trowbridge@townandcountryestates.com

Telephone: 0 137 3 8244 44
Email: westbury@townandcountryestates.com

www.townandcountryestates.com

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