



30 Gloucester Road

Trowbridge BA14 0AB

A beautifully presented and upgraded three bedroom Victorian end terrace house located on the popular Gloucester Road near to town centre amenities, schools, park and railway station. The spacious interior with accommodation arranged over three floors boasts plenty of period features, entrance hall, two reception rooms with feature fireplaces, modern kitchen and modern four piece family bathroom. Benefits include UPVC double glazing, gas central heating and enclosed rear garden. Early viewing is highly recommended as interest in this lovely home is predicted to be strong. Offered for sale with no onward chain.

Offers Over £240,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Double glazed door to the front. Radiator. Smoke alarm. Exposed wood flooring and coving. Feature archway to the dining room. Fuse box. Door to the:

Sitting Room

11'1" x 11'0" (3.38 x 3.35)

UPVC double glazed window to the front. Radiator. Feature open fireplace with tiled hearth and wood mantle. Exposed wood flooring, picture rail, coving and ceiling rose. Television and telephone points.

Dining Room

14'6" x 13'11" (4.42 x 4.24)

UPVC double glazed window to the rear. Two radiators. Feature fireplace with wood mantle and stone hearth. Stairs to the first floor. Wood effect flooring and coving. Glass panelled door to the:



Kitchen

14'10" x 7'2" (4.52 x 2.18)
UPVC double glazed windows to the rear and side. Radiator. Range of wall and base mounted units with tiled splash-backs and solid wood work surfaces. Stainless steel single sink drainer unit with mixer tap over. Built-in stainless steel electric double oven and four-ring gas hob with extractor hood over. Plumbing for dishwasher. Space for fridge/freezer. Breakfast bar. Wall mounted Worcester combi boiler. Tiled flooring and exposed brick wall. UPVC double glazed door to the side.

FIRST FLOOR

Landing

Balustrade. Radiator. Doors off and into: stairwell with stairs to bedroom two.

Bedroom One

14'9" x 10'5" (4.50 x 3.18 (4.49 x 3.17))
Two UPVC double glazed windows to the front. Two radiators. Painted wood flooring and coving. Door to cupboard with door to additional under stairs cupboard housing plumbing for washing machine.

Bedroom Three

9'4" x 7'9" (2.84 x 2.36)
UPVC double glazed window to the rear. Radiator. Painted wood flooring and coving.

Family Bath & Shower Room

UPVC double glazed window to the rear. Victorian style towel radiator. Four piece white suite with metro tiled surrounds comprising freestanding rolled top bath with shower mixer tap, corner shower cubicle with mains shower and sliding doors enclosing, pedestal wash hand basin and high level w/c. Slate effect flooring and coving.

SECOND FLOOR

Bedroom Two

14'9" x 14'0" (4.50 x 4.27 (4.49 x 4.26))
Double glazed Velux window to the rear. Radiator. Balustrade. Access to eaves storage. Small loft access point.

EXTERNALLY

To The Front

Walled courtyard area with gate and path to the front door.

To The Rear

Enclosed low maintenance landscaped garden with private aspect comprising paved patio area to the immediate rear, gravel borders, cobbled/block paved areas and a variety of plants, tree and shrubs. Outside tap. Garden shed. All enclosed by fencing with gated side pedestrian access across the neighbouring properties.

AGENTS NOTE:

There is lapsed planning permission for a rear extension.



