



57 Waterworks Road,
Trowbridge, Wiltshire, BA14 0AL


KINGSTONS



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ESTATE AGENTS

A fantastic opportunity to purchase a Victorian terrace house located near to the town centre, schools and railway station. The deceptively spacious interior boasts plenty of period features, entrance hall with original tiled flooring, two reception rooms with feature fireplaces, fitted kitchen, utility room, two double bedrooms and family bathroom. Additional features include UPVC double glazing, gas central heating system and enclosed south-west facing garden. Viewing is highly recommended - VENDOR SUITED.

Guide Price £179,950



**All measurements are approximate.
ACCOMMODATION**

Entrance Hall

Radiator. Original mosaic tiled flooring, dado rail, coving and cornicing. Stairs to the first floor. Opening to the:

Dining Room 14' 2" x 11' 5" (4.31m x 3.48m)

UPVC double glazed window to the rear. Radiator. Feature fireplace. Built-in cupboards and shelving. Wood effect flooring and coving. Glazed door to the kitchen. Opening to the:

Living Room 11' 6" x 10' 8" (3.50m x 3.25m)

UPVC double glazed window to the front. Radiator. Feature fireplace. Television point. Wood effect flooring, picture rail and coving.

Kitchen 10' 1" x 8' 0" (3.07m x 2.44m)

UPVC double glazed window to the side. Selection of wall and base mounted units with tiled surrounds and wood effect rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel oven and four-ring gas hob with extractor hood over. Integrated fridge. Engineered wood flooring. Doorway to the:

Utility Room 8' 7" x 7' 9" (2.61m x 2.36m)

UPVC double glazed window and door to the side. Base mounted units with wood effect rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Plumbing for washing machine. Space for dryer and fridge/freezer. Engineered wood flooring.

FIRST FLOOR

Landing

Smoke alarm and carbon monoxide alarm. Access to loft space. Louvred doors to airing cupboard housing combi boiler. Doors off and into:

Bedroom One 14' 2" x 11' 7" (4.31m x 3.53m)
Two UPVC double glazed windows to the front. Radiator. Feature fireplace. Exposed wood flooring and coving.

Bedroom Two 11' 6" x 8' 8" (3.50m x 2.64m)
UPVC double glazed window to the rear. Radiator. Feature fireplace. Coving.

Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap and screen, pedestal wash hand basin and w/c. Tiled effect flooring.

EXTERNALLY

To The Front

Gate and path leading to the front door. Area laid to loose stone chippings. Enclosed by walling.

To The Rear

Good sized enclosed south west facing garden comprising concrete patio area to the immediate rear, area laid to lawn and a variety of plants and shrubs. Garden shed. Enclosed by fencing and walling.

COUNCIL TAX BAND: B

SERVICES: All mains services are connected.

Directions: From our office in Fore Street, proceed down Wicker Hill and on into Stallard Street at the traffic lights take a left into Newtown. At the roundabout turn right into Frome Road and proceed over the next roundabout turning immediately right into Waterworks Road. The property can be found on the left hand side located via a Kingstons 'For sale' board.



Ground Floor

Approx. 44.2 sq. metres (475.5 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.2 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: D	Potential: B

EU Directive 2002/91/EC England, Scotland & Wales

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current: D	Potential: B

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Viewing Arrangements

Please call **01225 777720** to make an appointment. We are open from Mon-Fri 9am to 6pm and Sat 9.30am to 4pm

Kingstons Estate Agents 5c/d Fore Street, Trowbridge, Wiltshire, BA14 8HD

t: 01225 777720 f: 01225 777730 e: sales@kingstonstrowbridge.co.uk w: www.kingstons.biz

Partners: Mr A Langley, Mr B Clinch & Mr M Withers



The Property Misdescriptions Act 1991: Kingstons The Estate Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the seller. Kingstons The Estate Agent has not had sight of the title documents. A buyer is advised to obtain verification from the Solicitor.