

Mortimer Street, Trowbridge, Wiltshire BA14 0NJ

£190,000

LOCATION

The property is situated in a mature residential area of Trowbridge within comfortable walking distance of the town centre, railway station and local primary and secondary schools. Trowbridge offers a busy town centre with shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

NO ONWARD CHAIN - A well presented two bedroom mid-terrace Grade II listed cottage, situated on the edge of Trowbridge Town centre, providing easy access to all amenities, schools and Trowbridge train station. The property has benefitted from stylish improvements, combining the perfect blend of period and contemporary design. The ground floor accommodation comprises a dining room, sitting room, kitchen with integrated appliances and modern bathroom. Two double bedrooms can be found of the first floor. Further benefits include gas central heating, UPVC double glazing and enclosed gardens.

DINING ROOM

12'2" max x 10'2" (to staircase)

You enter the property into the dining room through a UPVC obscure double entrance door. There is a UPVC double glazed window with attractive fitted wooden shutters to the front, wood effect flooring, a bespoke hand made dresser has been built into the chimney recess, there are exposed wooden ceiling beams, a radiator, smoke alarm and an attractive wooden staircase splits this room from the sitting room.

SITTING ROOM

12'2" max x 9'6" (to staircase)

The wood effect flooring continues through to this room, there is a UPVC double glazed window to the rear, an exposed brick fireplace with wooden mantle, radiator, inset ceiling spotlights, exposed wooden ceiling beams, TV point, telephone point and a door to the kitchen.

KITCHEN

9'2" x 6'7"

There are two UPVC double glazed windows to the side, the Magnet kitchen has a range of matching shaker style base and wall units with, wood effect work surfaces, inset composite sink with black mixer tap and metro brick effect tiled splash backs, built in electric oven, inset ceramic hob with extractor and light over, integrated fridge/freezer, integrated washing machine, wood effect flooring, modern wall mounted vertical radiator, spotlights, thermostat heating controls, a door to the bathroom and a UPVC double glazed door to the rear garden.









BATHROOM
The modern bathroom perfectly blends period and contemporary styles and features a white suite comprising a panelled bath with contrasting black mixer taps, black mains shower with hand attachment, modern black glazed screen and marble effect tiled splash backs, vanity unit with storage and inset basin with black chrome mixer tap, inset dual flush W/C, black heated towel rail, period style flooring and extractor fan. There are two UPVC double glazed windows to the side and an airing cupboard, providing storage and a wall mounted Worcester gas combination boiler.



FIRST FLOOR LANDING
The carpeted first floor landing has period wooden doors to both bedrooms.

BEDROOM ONE
12'2" x 9'2"
Bedroom one has a UPVC double glazed window with fitted wooden shutters to the rear, feature fireplace, radiator, built in wardrobe and cupboards, access to loft space, inset ceiling spotlights and exposed wooden ceiling beams.



BEDROOM TWO
12'2" x 9'10"
The second bedroom has a UPVC double glazed window to the front, fireplace with wooden mantle, radiator, TV point and exposed wooden ceiling beams.

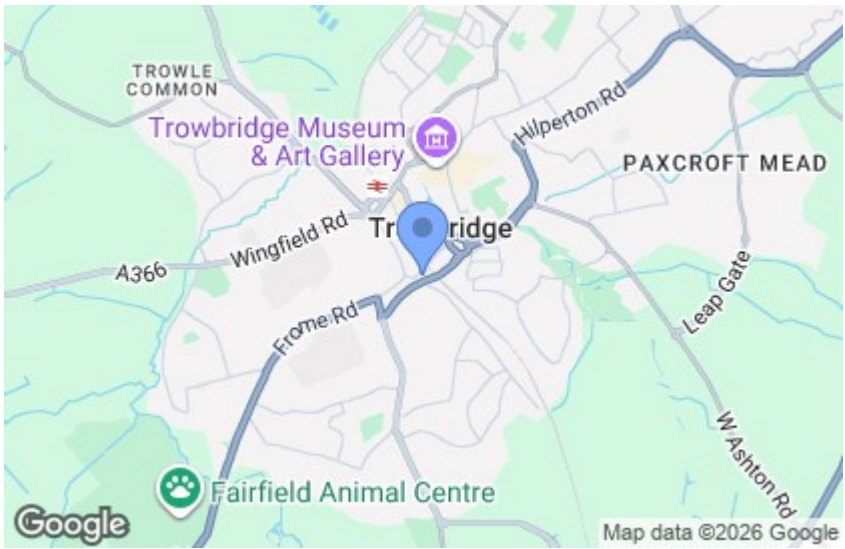
EXTERIOR

FRONT GARDEN
Set back from the road behind a picket fence with gate leading to a path to the front door, large gravelled area and planted border.



REAR GARDEN
The low maintenance rear garden has a paved courtyard leading down to a gravelled seating area with newly fitted fence to the side. There is an outside tap, shed and rear access.

ADDITIONAL INFORMATION
Council Tax Band - B
Street parking is available Monday-Friday 5pm-9am and at weekends. A permit is also available for a neighboring carpark.
*Please note - photos were taken at the time of renovation, prior to the property being occupied by a tenant.





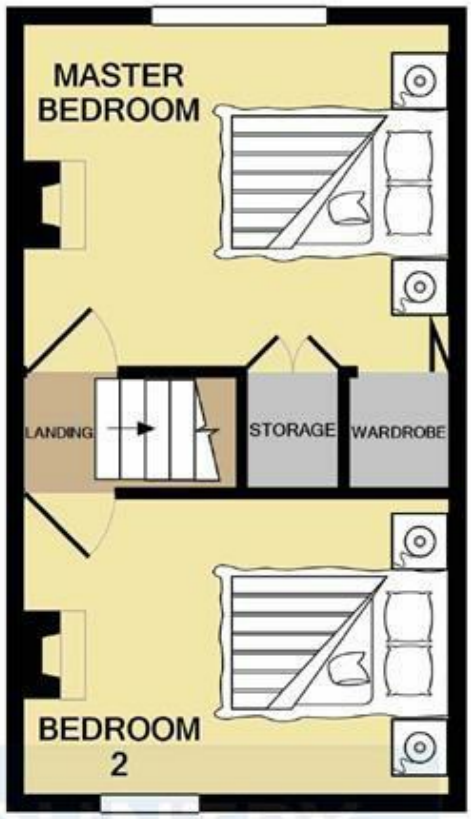








GROUND FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 255 SQ.FT.
(23.7 SQ.M.)

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TOTAL APPROX. FLOOR AREA 635 SQ.FT. (59.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 sq.m.) approx.

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

Teleph one: 01225 7 766 99
Email: trowbridge@townandcountryestates.com

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

Tel ep hone: 0 1373 8244 44
Email: westbury@townandcountryestates.com

www.townandcountryestates.com

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