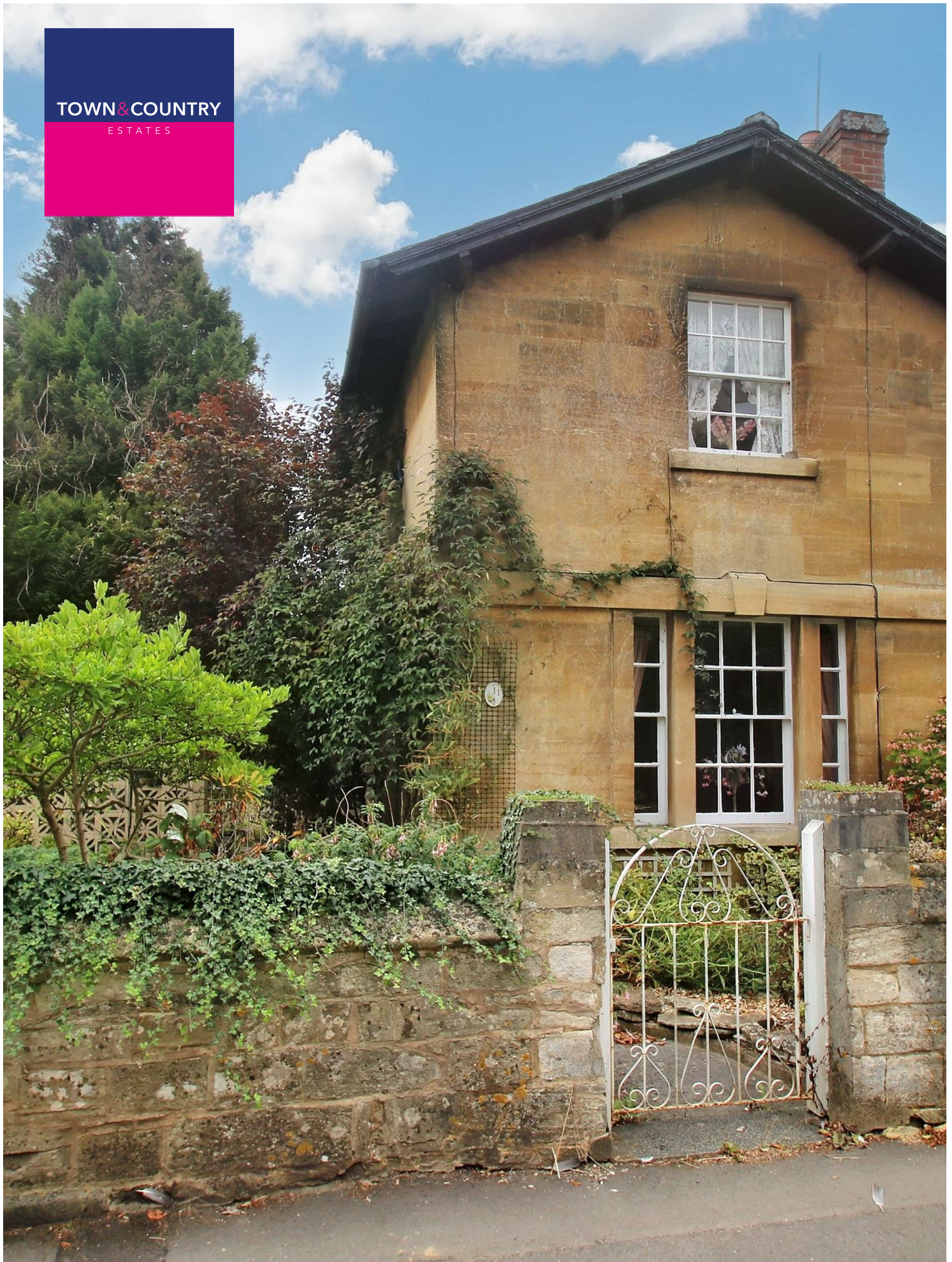


**TOWN & COUNTRY**  
ESTATES



**Polebarn Road, Trowbridge, Wiltshire BA14 7EF**

**Offers In The Region Of £250,000**

## LOCATION

Set within Trowbridge Town Centre, providing easy access to the park, shopping facilities, train station, health and education facilities. Trowbridge itself offers busy town centre shopping centres, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

**NO ONWARD CHAIN** - A stunning grade 2 listed two double bedroom Victorian cottage, set in a very popular location, close to Trowbridge train station, town centre and Schools.

The ground floor accommodation offers an entrance hall, sitting room, dining room, kitchen and garden room. Two double bedrooms and family bathroom occupy the first floor. Further benefits include driveway parking and garage.

## ENTRANCE HALL

The entrance hall features stairs to the first floor landing and doors to living room and dining room.

## LIVING ROOM

12'1" x 11'5"

As you enter the living room you will find a large sash window facing out to the front of the property, a radiator, open fire and door to under stairs storage.

## DINING ROOM

11'1" x 10'9"

The dining room features a stable door leading to kitchen, a sash window to the side of the property, radiator, door to under stairs storage cupboard, boiler, a gas fire place and storage to both sides of the chimney breast.

## KITCHEN

5'10" x 12'5"

The kitchen comprises of matching base and wall units with rolled top worksurfaces, tiled splash back, inset sink with chrome mixer tap, 3 windows facing out onto the rear of the property and one to the side, electric hob and oven, extractor fan, space for both a washing machine, fridge freezer and dishwasher and an opening to the garden room.

## GARDEN ROOM

4'7" x 10'2"

Windows and double doors facing out onto the garden, electric heater and insulated roof.

## FIRST FLOOR LANDING

On the first floor landing you will find doors to both bedrooms and bathrooms.

## BEDROOM ONE

11'11" x 10'5"

Bedroom one features a mirrored built in wardrobe, original fireplace, sash window to the front, loft access and a radiator.



## BEDROOM TWO

12'1" x 8'10"

Bedroom two features a built in wardrobe, sash window facing out to the rear, dressing table, original fire place and radiator.

## BATHROOM

In the bathroom you will find a paneled bath with a glazed shower screen, tiled splash back, mira electric shower, radiator, sash window facing out to the side of the property, W/C, pedestal wash basin and over stairs storage cupboard/airing cupboard.

## EXTERIOR

Garage with up and over door, driveway to the front for 1 car.

## FRONT

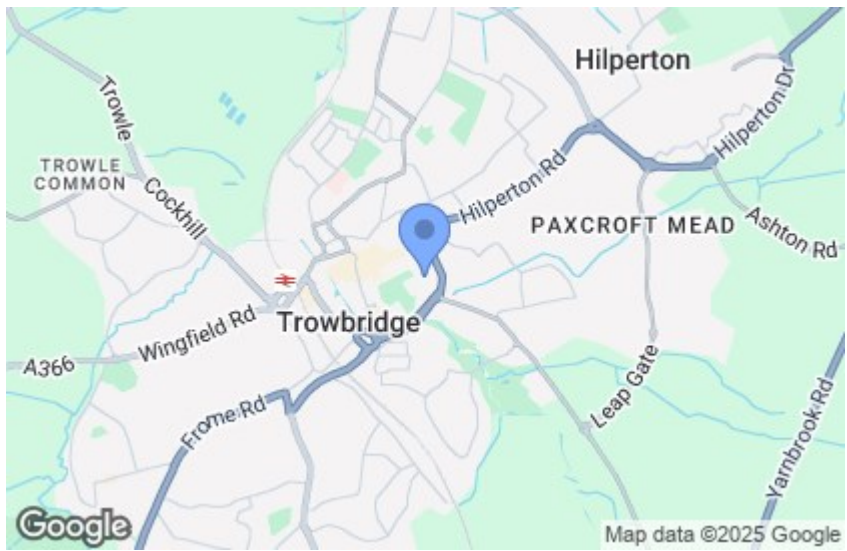
To the front of the property there is a paved path leading you to the front door, and a range of mature shrubs and bushes on the borders and storm porch.

## REAR GARDEN

The rear paved gardens features raised beds with a selection of mature shrubs and flowers ,a green house, gate to the front garden and access to the shed and garage.

## ADDITIONAL INFORMATION

COUNCIL TAX BAND - A







GROUND FLOOR  
496 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR  
304 sq.ft. (28.2 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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GROUND FLOOR



1ST FLOOR



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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