

TOWN & COUNTRY
ESTATES



Waterworks Road, Trowbridge, Wiltshire BA14 0AL

Guide Price £200,000

LOCATION

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

DESCRIPTION

NO ONWARD CHAIN - For those searching for a three bedroom home, this Victorian terraced property offers great value. The ground floor accommodation comprises an entrance hall, sitting room, living room, kitchen, utility room and bathroom. With the three bedrooms occupying the first floor. Further benefits include gas centra heating, Upvc double glazed, front and rear gardens.

ENTRANCE HALL

You enter the home through a composite door with double glazed frosted panels and window above, there is a radiator, door to the sitting room and a glazed door to the living room.

SITTING ROOM

10'9" x 10'5"

The cosy sitting room has a Upvc double glazed window to the front, feature period fireplace with tiled surround, telephone point and radiator.

LIVING ROOM

14'5" max x 11'9"

There is a fireplace recess with attractive tiled surround, useful storage cupboard, under stairs cupboard, radiator and a glazed door to the kitchen.

KITCHEN

12'9" x 6'2"

The kitchen offers a range of matching base and wall units with rolled top worksurfaces, an inset sink unit with chrome mixer tap and tiled splashbacks, freestanding cooker with extractor and light over, space for a fridge freezer, tiled flooring, a Upvc double glazed door to the utility room and Upvc double glazed French doors and window to the rear garden.

UTILITY ROOM

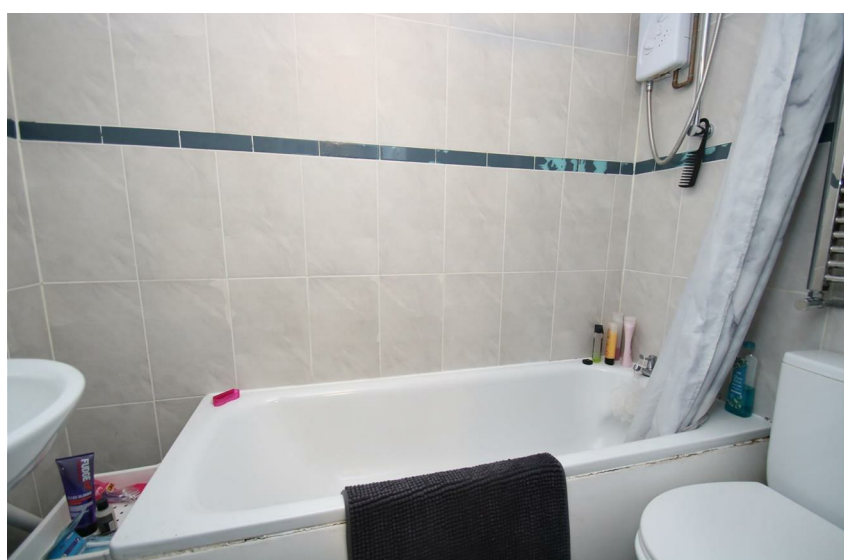
With a Upvc double glazed window to the kitchen, base units, work surface, plumbing for a washing machine, space for a tumble dryer, radiator, tiled flooring and a door to the bathroom.

BATHROOM

The bathroom has an obscure window to the side, a panelled bath with Creda electric shower over, close coupled WC, pedestal basin, fully tiled walls, chrome heated towel rail, extractor fan and a wall mounted electric heater.

FIRST FLOOR LANDING

There are doors to all bedrooms and the airing cupboard, housing a wall mounted gas boiler.



BEDROOM ONE

14'5" max x 10'5"

The large first bedroom has two Upvc double glazed windows to the front and a radiator.

BEDROOM TWO

11'9" x 8'2"

Bedroom two has a Upvc double glazed window to the rear, feature bedroom fireplace, radiator and access to the loft.

BEDROOM THREE

8'10" x 6'10"

There is a Upvc double glazed window to the side and a radiator.

EXTERIOR

FRONT

A dwarf wall to the front separates this home from the pavement, a steps leads to the front garden, with a path to the front door.

REAR GARDEN

The rear garden is laid mainly to lawn with a mature planted border, wooden summerhouse, metal storage shed and a gate through the neighbouring gardens, providing access to the front. There is no access through the garden of this property for neighbours.

ADDITIONAL INFORMATION

Council Tax Band - B



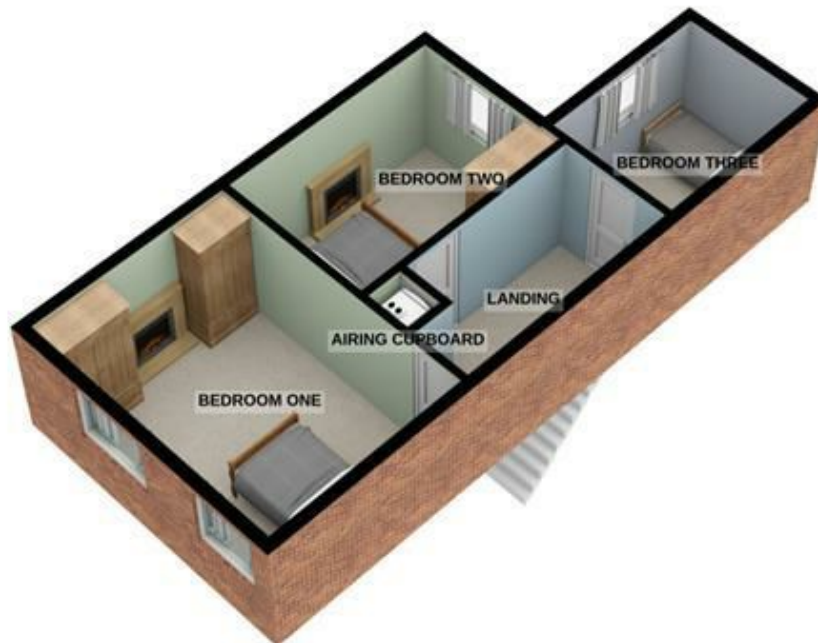




GROUND FLOOR
498 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 sq.m.) approx.

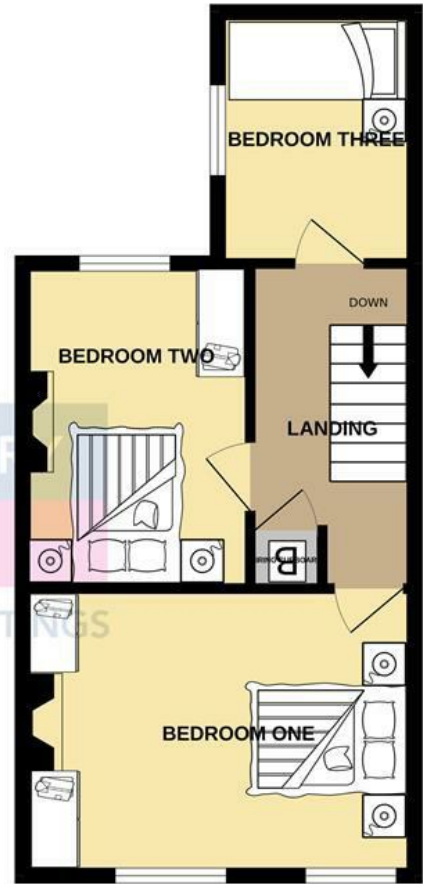
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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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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