

**TOWN & COUNTRY**  
ESTATES



**Dursley Road, Trowbridge, Wiltshire BA14 0NR**

**Offers Over £235,000**

## LOCATION

Set within a row of Victorian homes, this spacious two bedroom property is located within walking distance of the train station, town centre and schools. Trowbridge itself offers busy town center shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

## DESCRIPTION

This spacious and extended mid terrace property comes to the market with the benefit of NO ONWARD CHAIN. The property comprises of a lounge, dining room and extended open plan kitchen diner. On the first floor there are two double bedrooms and a bathroom. To the rear of the property is an enclosed garden and the added bonus of a larger than average garage, a brick built storage shed and a brick workshop all boasting lights and power. To the rear of the garden is an offroad parking space.

## LOUNGE

You enter the property through a uPVC double glazed door into the lounge, there is a uPVC double glazed window to the front and a radiator.

## DINING ROOM

The spacious dining room has a large feature fireplace, and a radiator. There are stairs leading to the first floor.

## KITCHEN DINER

The extended kitchen diner has a uPVC double glazed french doors overlooking the rear garden and a feature radiator. There are a range of matching wall and base units, with roll top worksurfaces. There is an inset stainless steel sink with mixer tap over, there is space for a cooker with hob, fridge freezer and plumbing for a washing machine. The room has hardwood flooring throughout.

## BEDROOM ONE

The main bedroom has two uPVC double glazed windows to the front, a radiator and has hardwood flooring.

## BEDROOM TWO

The second bedroom has a uPVC double glazed window to the rear, a feature fireplace, a storage cupboard and a radiator.

## BATHROOM

The bathroom has an obscure glass uPVC window to the rear, a paneled bath stainless steel taps, a pedestal wash basin, close coupled WC and a radiator.

## EXTERNAL

### REAR

The well maintained rear enclosed garden is laid out with a bordered lawn area, there is access to the workshop, shed and garage, with a gate at the rear leading to the parking space.



## GARAGE

The larger than average garage benefits from a modern electric roller door and has lights and power

## WORKSHOP

The workshop, accessed from the rear garden, has uPVC double glazed doors and an up and over door. There is also light and power.

## PARKING

There is an off road parking space to the rear of the property in front of the garage, this is accessed by a small road at the end of the terrace.

## ADDITIONAL INFORMATION

COUNCIL TAX BAND - B

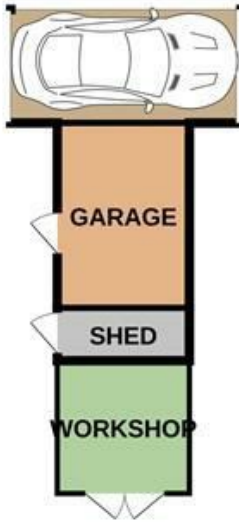
EPC - TBC







GROUND FLOOR  
638 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



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TOTAL FLOOR AREA : 963 sq.ft. (89.4 sq.m.) approx.

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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