

**TOWN & COUNTRY**

ESTATES



**Old Farm Road, Trowbridge, Wiltshire BA14 6FP**

**Offers Over £290,000**

## LOCATION

The property is located on the very edge of Trowbridge town, within easy reach of the A350 and within walking distance to the town centre, local schools and restaurants.

## DESCRIPTION

This well presented four bedroom semi-detached home comes to the market with no onward chain. The accommodation comprises of an entrance hall, cloakroom, kitchen/breakfast room, separate dining room, lounge, four good sized bedrooms, a family bathroom and ensuite to the master. Additional benefits include UPVC double glazing, gardens to the front and rear, driveway parking and garage.

## ENTRANCE HALL

You enter the property via a 2 panel double glazed external door with a UPVC double glazed window to side. There are doors to cloakroom, living room, dining room, kitchen/breakfast room and understairs cupboard. There are also stairs to first floor, tiled flooring and radiator.

## CLOAKROOM

The downstairs cloakroom has a UPVC obscure double glazed window to side aspect, closed couple W/C with dual flush, pedestal wash basin, radiator and tiled flooring.

## KITCHEN/BREAKFAST ROOM

The kitchen/breakfast room has a UPVC double glazed window to rear and door to garden, matching base and wall units with rolled top work surfaces, breakfast bar, inset sink with chrome mixer tap, gas hob with extractor overhead, Zanussi built in oven, tiled splash backs and space for Fridge freezer, washing machine and dishwasher. There is also tiled flooring and radiator.

## DINING ROOM

There is a UPVC double glazed window to front aspect, opening to living room, radiator and oak effect laminate flooring,

## LIVING ROOM

The living room has UPVC double glazed French doors leading to rear garden and glazed panels to either side, opening to dining room, tv point, radiator and oak effect laminate flooring.

## FIRST FLOOR LANDING

The first-floor landing has a UPVC double glazed window to front aspect, doors to all four bedroom and family bathroom, access to loft and radiator.

## BEDROOM ONE

The master bedroom has a UPVC double glazed window to rear, door to en-suite, tv point and radiator.



## EN-SUITE

The en-suite bathroom has an obscure UPVC double glazed window to side aspect, there is a mains shower with glazed shower enclosure, pedestal wash basin and closed couple W/C with dual flush, tiled splash backs, radiator and tile effect flooring.

## BEDROOM TWO

There is a UPVC double glazed window to front aspect, tv point and radiator.

## BEDROOM THREE

The third bedroom has a UPVC double glazed window to rear aspect and radiator.

## BEDROOM FOUR

There is a UPVC double glazed window to front, tv point and radiator

## FAMILY BATHROOM

The family bathroom has an obscure double glazed window to rear aspect, pedestal wash basin, closed couple W/C with dual flush, paneled bath and mains shower overhead, tiled splash backs and radiator

## EXTERIOR

### FRONT

To the front of the property, you will find a selection of shrubs and path leading to front door, gate to side access, storm porch and outdoor light

### REAR GARDEN

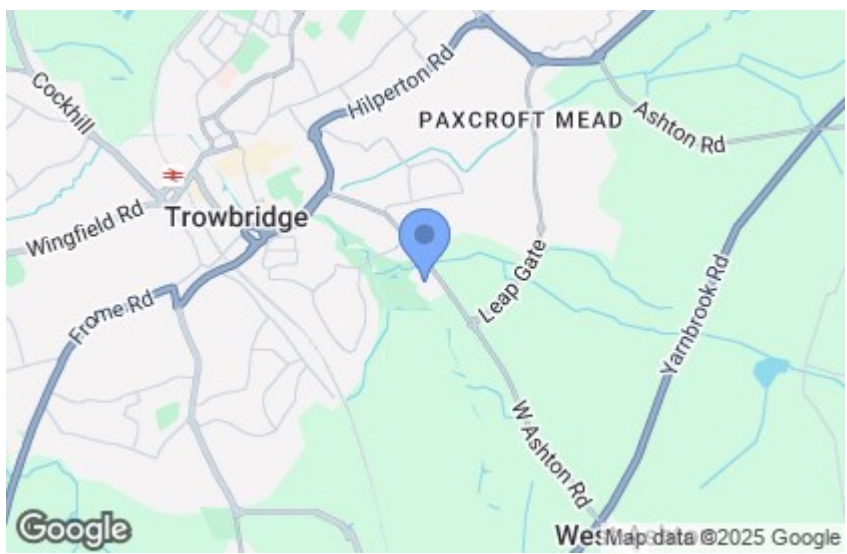
The rear garden has a paved patio area perfect for entertaining, lawn area and planted borders with a selection of shrubs and flowers. There is also a path leading to rear access and side access to front, outdoor tap and shed.

### GARAGE

The garage can be found to the rear of the property, there is an up and over door and parking to the front.

## ADDITIONAL INFORMATION

Council Tax Band - D







GROUND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOWN COUNTRY  
1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.  
ESTATES

SALES & MORTGAGES & LETTINGS



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 sq.m.) approx.

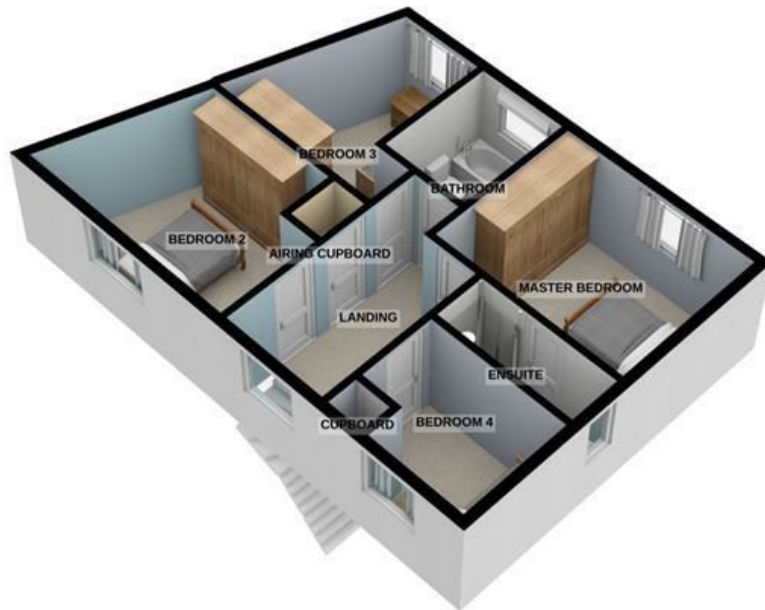
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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