

**TOWN & COUNTRY**

ESTATES



**Canal Road, Trowbridge, Wiltshire BA14 8QU**

**£300,000**

## LOCATION

The property is situated within easy walking distance to the town centre, Schools, shops and the Kennet & Avon canal with its picturesque walks. Trowbridge town centre offers shopping facilities, Library, Health Centre, cinema complex with restaurants and a train station, providing direct links to Bath, Bristol and beyond.

## DESCRIPTION

An exciting opportunity to acquire a unique four bedroom home, ideal for those needing the benefit of a ground floor bedroom or dedicated office space. The spacious accommodation offers an entrance porch, entrance hall, kitchen/dining room, utility room, lounge, family room, bedroom four/office, shower room and WC. Upstairs there are three bedrooms and the family bathroom. The property would benefit from updating and modernisation throughout, offering scope to improve and personalise. Further benefits include a garage and a wrap around garden.

## ENTRANCE PORCH

The covered entrance porch provides access a useful space for storage, it also has a access into the rear garage and a uPVC double glazed door leading into the property.

## ENTRANCE HALL

With stairs to the first floor and doors to the lounge, WC and utility room.

## LOUNGE

There is a large uPVC double glazed window overlooking the rear garden and a uPVC glazed door leading out. There is a large understairs cupboard and a radiator.

## WC

The useful WC has a close coupled toilet and a wash basin.

## UTILITY ROOM

With a uPVC double glazed window to the front, the original kitchen is now a welcome utility room, with a range of matching wall and base units with roll top work surfaces and a stainless steel sink with mixer tap. A door leads through to the kitchen/dining room.

## KITCHEN/DINING ROOM

The dual aspect open plan kitchen diner has a uPVC double glazed window to the front and a uPVC French doors to the rear. There are a range of matching wall and base units with roll top work surfaces an over with four burner hob and extractor over. There is a stainless steel sink with chrome mixer tap and space for a washing machine. A door opens to the family room.

## FAMILY ROOM

The spacious family room has a uPVC double glazed to the side, there is a radiator and doors to bedroom four and the rear hall.



## BEDROOM FOUR

With uPVC double glazed window to the front, this versatile room can be used as the fourth bedroom or alternatively would make a great home office.

## REAR HALL

With a door to the garden, storage cupboard and bathroom.

## SHOWER ROOM

The ground floor shower room has an obscure glass uPVC window to the front, a corner shower cubicle with electric shower, a close coupled WC and a pedestal wash basin.

## FIRST FLOOR LANDING

The first floor landing has a uPVC double glazed window to the side, there is a loft hatch and doors to all three bedrooms and the family bathroom.

## BEDROOM ONE

The primary double bedroom has a uPVC double glazed window to the front and a radiator.

## BEDROOM TWO

The second double bedroom has a uPVC double glazed window to the rear and a radiator.

## BEDROOM THREE

The the third bedroom has a uPVC double glazed window to the rear and a radiator.

## FAMILY BATHROOM

The family bathroom has an obscure uPVC double glazed window to the front, there is a paneled bath with electric shower over, a close coupled WC and a pedestal wash basin, with vanity mirror above.

## EXTERIOR

### FRONT

To the front of the property is a large lawn surrounded by established bushes providing privacy from the road, in front of the garage is offroad parking for two cars.

### GARDEN

A gate opens to the enclosed lawned garden to the side and rear of the home, with a path offering access to the rear of the property.

### GARAGE

The garage has an up and over door to the front, a wooden door to the rear, light and power.

## ADDITIONAL INFORMATION

Council Tax Band - B  
EPC rating - to follow



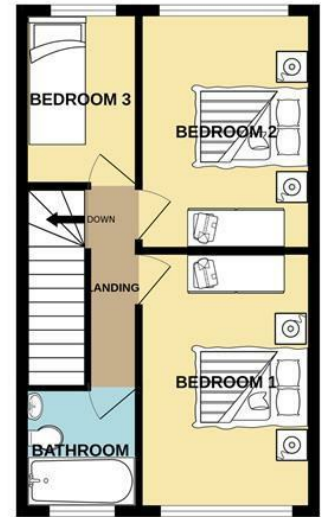




GROUND FLOOR  
1071 sq.ft. (99.5 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



TOWN & COUNTRY  
SALES & MORTGAGES & LETTINGS

TOTAL FLOOR AREA : 1444 sq.ft. (134.1 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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