

TOWN & COUNTRY
ESTATES



Avenue Road, Trowbridge, Wiltshire BA14 0AQ

Offers In The Region Of £290,000

LOCATION

Positioned on the Bath side of Trowbridge, Avenue Road is a desirable and sought after tree lined road, within close proximity of Trowbridge Town Centre, Train Station and a choice of both Primary and Secondary Schools.

DESCRIPTION

NO ONWARD CHAIN While this spacious Victorian home is in need of significant renovation, it offers an exciting opportunity for it's new owner to make improvement to suit their individual taste. Boasting many original period features, the accommodation comprises an entrance hall, spacious sitting room, dining room, breakfast room, kitchen, a bay front master bedroom, second double bedroom, a good size single bedroom, bathroom and separate WC. Further benefits include Upvc double glazing and a circa 100ft+ rear garden.

ENTRANCE HALL

You enter the property through an obscure glazed UPVC door into the hallway, there is a gorgeous original Victorian mosaic tiled floor, stairs to the first floor and wooden doors to the sitting room, dining room and breakfast room.

SITTING ROOM

12'5" x 12'1"

There is a large Upvc double glazed bay window to the front, a gas fire with feature surround and picture rail.

DINING ROOM

13'1" x 10'5"

This good size second reception room lends itself to a multitude of different uses and offers a Upvc double glazed window to the rear and a log burner with feature surround.

BREAKFAST ROOM

11'9" x 9'6"

The breakfast room lends itself perfectly to be knocked through into the kitchen (subject to the usual permissions) to provide a large kitchen/dining space, as many neighboring properties have done. There is a Upvc double glazed window to the side and doorway to the kitchen.

KITCHEN

10'5" x 9'6"

There are Upvc double glazed windows to the rear and side, base units with inset sink unit, cooker, plumbing for a washing machine and space for a fridge freezer. A Upvc double glazed door leads to the rear garden.

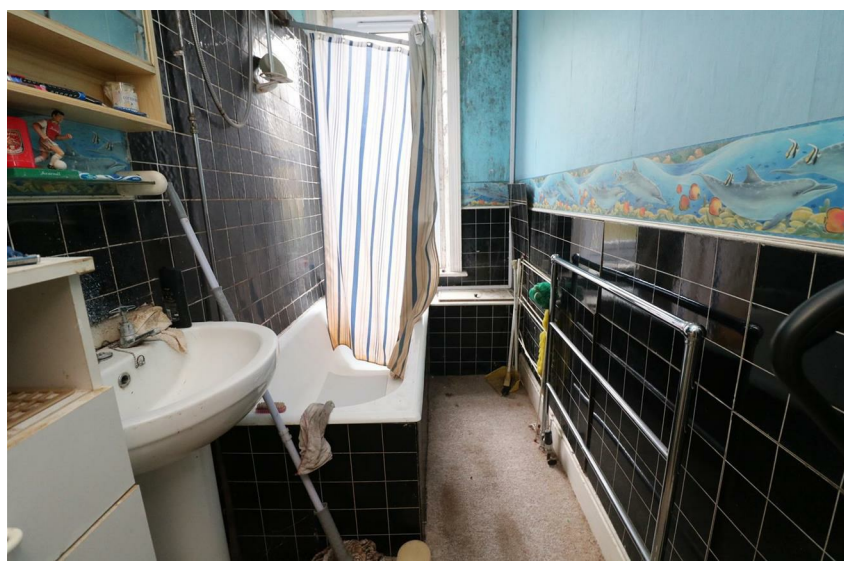
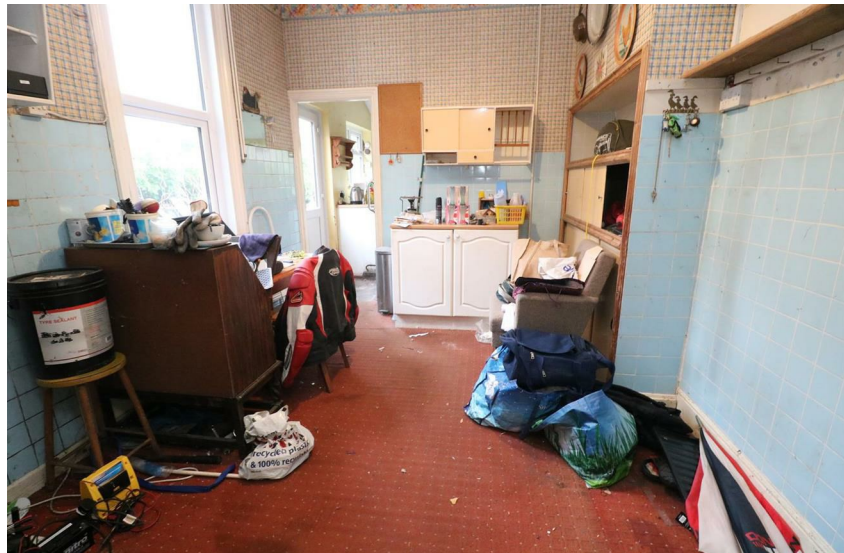
FIRST FLOOR LANDING

The first floor landing offers access to the loft space, all three bedrooms, the bathroom and WC.

BEDROOM ONE

14'9" to bay x 11'1"

The main bedroom has a large Upvc double glazed bay window to the front.



BEDROOM TWO

13'1" x 10'5"

The second bedroom has a Upvc double glazed window to the rear and an electric storage heater.

BEDROOM THREE

9'6" x 8'2"

Bedroom three has a Upvc double glazed window to the rear and an electric storage heater.

BATHROOM

8'10" x 4'7"

The bathroom has an obscure Upvc double glazed window to the front, a panelled bath with Triton electric shower over and a pedestal wash basin with chrome taps.

WC

There is a low level WC and window to the side.

EXTERIOR

FRONT

The front garden is enclosed by a dwarf wall and a large hedge providing privacy, access via a wooden gate leads to the front of the property and a gate to the rear garden.

REAR GARDEN

We were unable to access the entirety of the rear garden but it appears enclosed to all boundaries and has a garden shed.

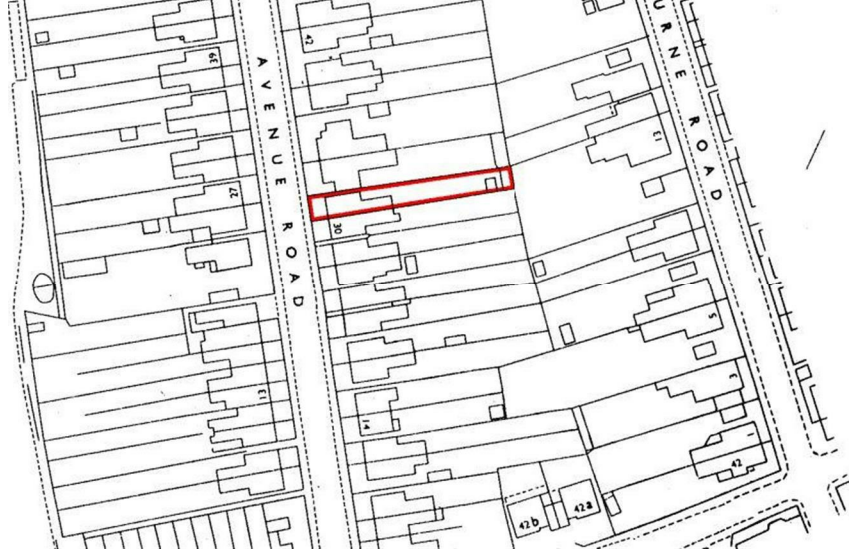
ADDITIONAL INFORMATION

The property requires significant modernisation but investing in it could prove to be a lucrative opportunity. A fully modernized property of this size, in this area could command a value of approximately £350,000.

COUNCIL TAX BAND - C

EPC - To Follow

Please note: While every effort was made to complete this brochure to the best ability, full access to all rooms was not possible at the time of the visit, so please use these details as guidance only.







GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft. (103.2 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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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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