

TOWN&COUNTRY
ESTATES



Newtown, Trowbridge, Wiltshire BA14 0BA

£210,000

LOCATION

Newtown is a convenient location within walking distance of the town centre, train station, Schools, County Hall and the modern cinema and restaurant complex.

DESCRIPTION

NO ONWARD CHAIN - Arranged across three stories, this centrally located Grade II listed three bedroom mid-terrace home offers fantastic value for the space on offer. Packed with period features, there are some areas in need of improvement but that has been reflected with the realistic asking price. The ground floor accommodation comprises an entrance porch, lounge, kitchen/breakfast room, dining room and utility room with cloakroom toilet. and large room sizes. The first floor has a large master bedroom, bedroom three and bathroom. On the second floor is another large bedroom with a mezzanine, which, amongst other things, makes the ideal space to work from home. Further benefits include gas central heating and a private, enclosed courtyard garden.

ENTRANCE PORCH

The property is entered through a solid wood door into the entrance porch. There is tiled flooring, exposed wooden beams, inset ceiling lights, coat and shoe storage and a door through to the lounge.

LOUNGE

16'0" x 14'1"

The lounge has sash windows to the front with secondary glazing, a fireplace with open fire, exposed brick feature wall, wooden ceiling beams, stone tiled flooring and a door leading to the stairs to the first floor with a large storage cupboard under. A doorway leads to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

16'0" x 9'2"

The kitchen has a double glazed window to the rear, wooden kitchen units with rolled top work surfaces, a breakfast bar, inset 1 1/2 bowl sink with chrome mixer tap, built in electric oven, gas hob, space for fridge freezer, plumbing for slimline dishwasher, slate and tiled flooring and a wall mounted gas boiler. Opens to the dining room.

DINING ROOM

11'1" x 7'6"

This beautiful dining space has a vaulted ceiling, slate tiled flooring, a radiator, large folding doors to the courtyard and a door to the utility/cloakroom.

UTILITY ROOM/CLOAKROOM

There is a Velux window, radiator, close couple W.C, wash hand basin, extractor fan, plumbing for washing machine and shelf for a tumble dryer.

FIRST FLOOR LANDING

Doors to all first floor rooms and stairs to second floor.



MASTER BEDROOM

16'0" x 11'5"

The large master bedroom has a sash window to the front with secondary glazing, built in wardrobe, an exposed brick and cast iron fireplace, built in storage, radiator and exposed wood beams.

BEDROOM THREE

9'2" x 9'2"

Bedroom three has a window to the rear, radiator and Velux window.

BATHROOM

There is a window to the rear, Velux window, panelled bath with Mira mains shower over, pedestal basin, dual flush WC, tiled splash backs and radiator.

BEDROOM TWO

16'4" x 14'1"

Occupying the second floor, Bedroom Two has a sash window to the front with secondary glazing, a window to the rear with secondary glazing, vaulted ceiling with a window, built in wardrobe, wood flooring, radiator, exposed wooden beams, exposed brick fireplace and stairs to the mezzanine floor.

MEZZANINE

9'2" x 8'3" approx

This useful space could be the ideal place to work from home, hobby space or even occasional bedroom. There is a window to the rear, exposed wood beams and an exposed brick chimney breast.

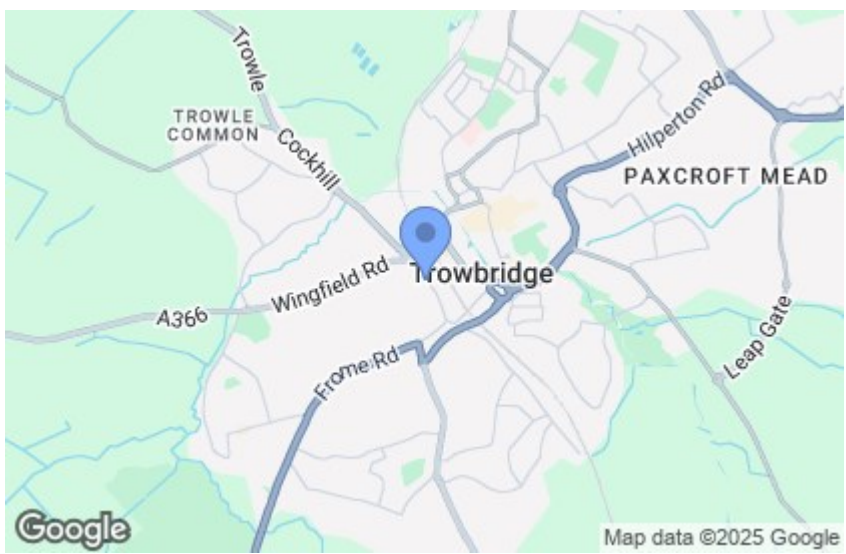
EXTERIOR

COURTYARD

The enclosed courtyard extends from the dining room and has paved patio and an undercover storage area.

ADDITIONAL INFORMATION

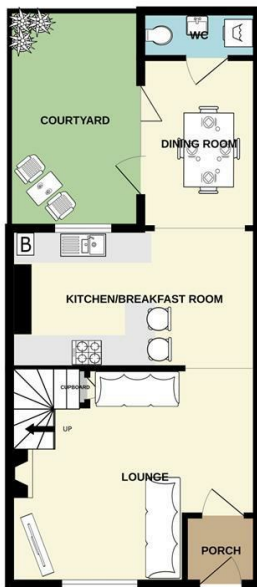
Council Tax Band - B



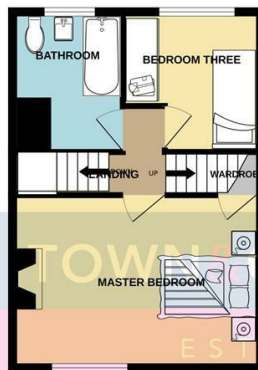




GROUND FLOOR
470 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
264 sq.ft. (24.5 sq.m.) approx.



2ND FLOOR
200 sq.ft. (18.4 sq.m.) approx.



MEZZANINE
120 sq.ft. (11.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1171 sq.ft. (108.8 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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GROUND FLOOR
478 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



2ND FLOOR
220 sq.ft. (20.4 sq.m.) approx.



MEZZANINE
109 sq.ft. (10.1 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 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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TROWBRIDGE OFFICE
9 Fore Street, Trowbridge,
Wiltshire BA14 8HD

WESTBURY OFFICE
16 High Street, Westbury,
Wiltshire BA13 3BW

Teleph one: 01 225 7 766 99
Email: trowbridge@townandcountryestates.com

Telephone: 0 137 3 8244 44
Email: westbury@townandcountryestates.com

www.townandcountryestates.com

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