

TOWN & COUNTRY
ESTATES



Adcroft Cottages, Trowbridge, Wiltshire BA14 8PE

Guide Price £220,000

LOCATION

This property is conveniently located on the edge of Trowbridge Town Centre, providing simple walking access for all amenities including the train station, hospital, shopping centre and the new cinema and restaurant complex.

DESCRIPTION

NO ONWARD CHAIN - This beautifully presented three bedroom character home, has been modernised by the current owner over the last three years. The property sits on the outskirts of Trowbridge town centre and comprises an entrance hall, living room, dining room, kitchen, bathroom, two good size double bedrooms and a single bedroom. Other benefits include UPVC double glazing, driveway parking and a private garden.

ENTRANCE PORCH

You enter the property via a UPVC entrance door, there are double glazed windows to front and side aspect and door leading to entrance hall.

ENTRANCE HALL

You enter the property via an aluminum entrance door into a spacious entrance hall, there are doors leading to living room, dining room, kitchen and family bathroom, stairs to first floor, storage cupboard, radiator and door to side entrance and parking.

LIVING ROOM

The dual aspect living room has a UPVC double glazed window to front and side aspect. There is a wall mounted electric fireplace, radiator and tv point.

DINING ROOM

The spacious dining room has a UPVC double glazed window to side aspect, feature art deco fireplace, radiator and door to under stair storage cupboard with opening to cellar.

KITCHEN

The kitchen has a UPVC double glazed window to side and rear aspect, matching base and wall units, rolled top worksurfaces, inset sink with chrome mixer tap, built in Zanussi oven, Cooke & Lewis electric hob, space for washing machine and fridge freezer, radiator and wood effect flooring.

BATHROOM

The recently upgraded family bathroom has an obscure UPVC double glazed window to side aspect, L shaped bath with mains shower overhead and glazed shower screen, tiled splash backs, W/C, vanity unit with inset sink, door to airing cupboard, tile effect flooring, chrome towel rail and a wall mounted Worcester boiler.

FIRST FLOOR LANDING

There is a radiator and doors leading to all three bedrooms.



BEDROOM ONE

The spacious master bedroom has a UPVC double glazed window to front aspect and radiator.

BEDROOM TWO

The second double bedroom has a UPVC double glazed window to side aspect and radiator.

BEDROOM THREE

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

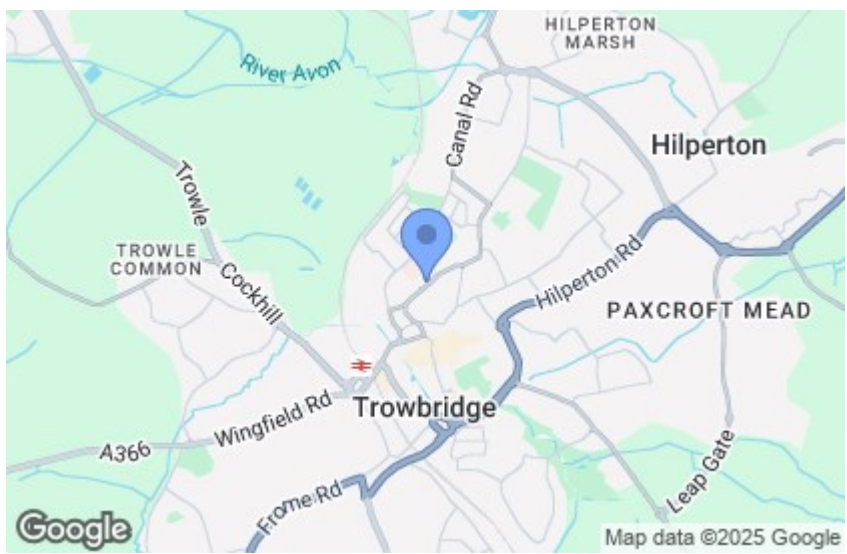
EXTERIOR

GARDEN

The garden sits on a corner plot and is enclosed by wood panel fencing, it's mainly laid to lawn with a selection of mature shrubs and trees. There is also a paved pathway leading to the front door and driveway parking to the side of the property.

ADDITIONAL INFORMATION

COUNCIL TAX BAND - C







GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.2 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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