



43 Islington

Trowbridge BA14 8QG

- Grade II Listed Palmer Alms House
- Living Room with Fireplace
- Cloakroom & Bathroom
- High Quality Fixtures & Fittings
- Off Road Parking
- Close to Town Centre, Railway Station & shops
- Kitchen/Dining Room
- Two Double Bedrooms
- West Facing Garden
- No Onward Chain

Guide Price £270,000





Entrance Hall

Original ledged and braced solid wood front door with original wrought ironwork. Radiator. Stairs to the first floor with period balustrade and panelling: walk-in storage cupboard under with power and lighting. Cupboard housing fuse box and electric meter. Dado rail and corning. Panelled door to living room. Archway to the rear hall.

Living Room

13'11" x 11'2" max (4.24 x 3.40 max)

Original oak half bay, leaded window with stained glass edging to the front. Radiator. Feature fireplace. Solid walnut wood flooring, wall lights and corning. Television point.

Rear Hall

Original ledged and braced solid wood door. Radiator. Ceramic tiled flooring, dado rail and corning. Smoke alarm. Panelled doors off and into: large utility cupboard with plumbing for washing machine, rolled top work surfaces, shelving, ceramic tiled flooring, power and lighting.

Kitchen/Dining Room

12'2" x 11'1" (3.71 x 3.38)

Wood framed window looking out over the rear garden. Radiator. Bespoke, Shaker style, solid wood kitchen, painted in Farrow & Ball Lime White, with a range of wall and base mounted units, wine rack, under cupboard lighting, tiled splash-backs and solid wood work surfaces. Ceramic double sink, single drainer unit with swan neck mixer tap. Built-in stainless steel electric oven and five-ring gas hob with extractor over. Space for under cupboard fridge. Built-in double cupboard with shelving and housing Worcester combi boiler (under guarantee). Solid oak wood flooring.

Cloakroom

Wood framed window to the rear. Wash hand basin with tiled splash-back, bespoke cupboard under with marble effect work top and wooden trim; and w/c. Ceramic tiled flooring and vintage Farrow & Ball wallpaper.

FIRST FLOOR



Galleried Landing with Study Area

Original oak framed leaded window with stained glass edging to the front. Radiator. Study area with space for small table & chair. Balustrade with detailed newel post. Dado rail. Access to large, part boarded and insulated loft space with high roof and feature double chimney arch – see **Planning Permission. Panelled doors off and into:

Bedroom One

12'3" x 10'2" (3.73 x 3.10)

Wood framed window to the rear. Radiator. Two built-in double wardrobes with hanging rails and shelving. Multiple power points and television point.

Bedroom Two

11'3" x 9'10" (3.43 x 3.00)

Oak framed leaded window with stained glass edging to the front. Radiator. Built-in double wardrobe with hanging rail. Multiple power points and television point.

Bathroom

Wood framed window to the rear. Towel radiator. Three piece suite comprising panelled bath with extended tiled surrounds, Victorian style mixer shower over and glass screen enclosing, pedestal wash hand basin and w/c. Built-in bespoke cupboard with marble effect work top and wooded trim. Tiled flooring. Large mirror with glass shelf.

EXTERNALLY

To The Front

Gates and path leading to large storm porch with original terracotta tiled flooring and decorative oak pillars. Garden area laid to slate chippings and partially enclosed by original brick wall with 5ft yew hedging.

To The Rear

Sunny, enclosed rear garden with path leading to the rear door comprising: patio/seating area laid in York stone, additional small terracotta tiled seating area and lawn bordered by flowerbeds containing a variety of climbing roses and shrubs. External tap and light. Enclosed by closed board fencing, walling and picket fencing. Gate to block paved pathway, shared with No.44, leading to secure private parking area.

Parking

Secure, private parking for the property is located within a gated gravel car park accessed off Palmer

Road. The car park is owned by the subject property with Palmer Almshouses No.s 42 & 44 each having access to their own individual spaces within it. Within the grounds of the car park is a painted shed which is included in the sale. There is parking for at least two vehicles or potentially three smaller ones. A plan of the car park is included within these particulars and ownership is outlined in red for reference.

AGENTS NOTE:

* The property was constructed in 1892 and Grade II Listed in 1976. It was completely refurbished in 1994 and won an award from Trowbridge Town Council for its enhancement. The listing covers and protects the properties following features - It is believed to be C16 manor house type with heavily timbered front. 2 storeys, 4 bays with set back 1 bay wings. Tiled roofs with 2 brick chimneys with ridged sides. Gabled front with gabled break to right. Carved continuous plant motif to gables; left hand gable jettied over 1st floor 5 light oriel and has herringbone timbering. Ground floor bay to right of centre in angle of right hand break with lean-to roof continued over porch. Mullioned windows to 1st floor, mullion and transomed ground floor. Hipped gabled porch to right in angle with set back wing and lean-to similar porch to left with wooden balustrade to sides. Left hand wing has a smaller gable with decorative woodwork. Ledged doors with decorative wrought iron hinges. Terracotta tablet in centre with date and dedication.

No. 43 has recently undergone complete and sympathetic re-decoration utilizing Farrow & Ball and Little Greene paints. All the windows to the rear of the property have been refurbished, re-glazed, stained and varnished. The property has also been newly carpeted and the rear hall, cloakroom and utility cupboard tiled.

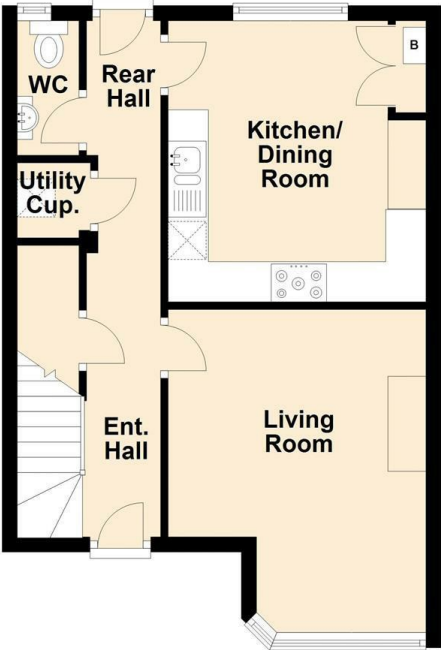
** Planning permission was granted to convert the spacious loft area into an additional master bedroom with en-suite shower room. This permission (W/06/01398/LBC) has lapsed but could be reapplied for.



Tenure **Freehold**
Council Tax Band **C**
EPC Rating

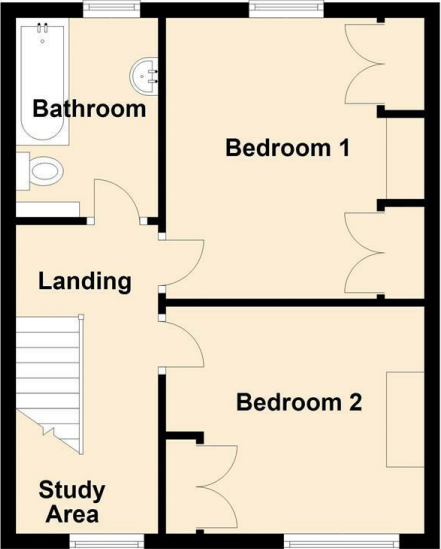
Ground Floor

Approx. 39.4 sq. metres (424.0 sq. feet)

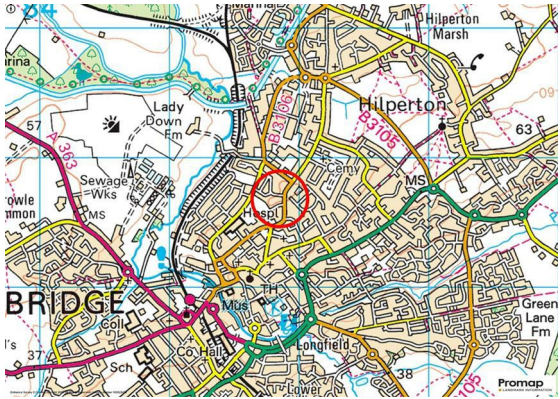
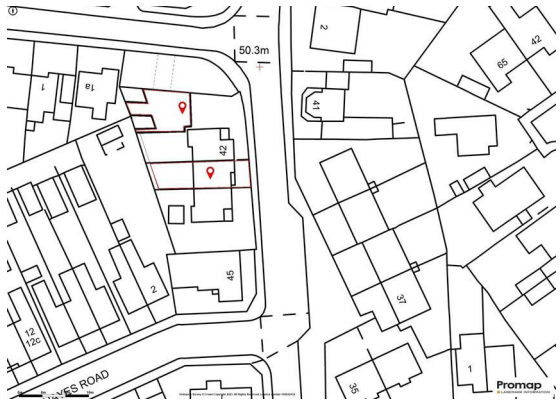
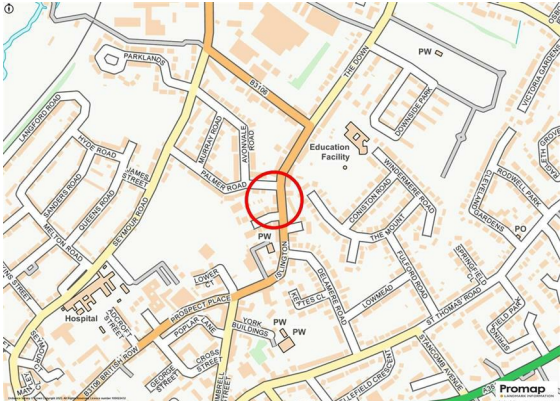


First Floor

Approx. 36.6 sq. metres (394.1 sq. feet)



Total area: approx. 76.0 sq. metres (818.0 sq. feet)




KINGSTONS
Trowbridge Office

5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact

01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.