



## 102A Bradford Road

Trowbridge BA14 9AR

A fantastic opportunity to purchase an updated maisonette in a converted period property with accommodation arranged over two floors, situated close to schools, park, railway station and town centre amenities. Accommodation comprises entrance hall, inner hall with store room, living room with feature fireplace, refitted kitchen/diner, two bedrooms and refitted bathroom. Features include double glazing, gas central heating, detached cottage style garden with private aspect and off road parking. Viewing highly recommended.

**Offers Over £170,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Part obscured UPVC double glazed door to the front with transom window. Original tiled flooring. High level cupboard housing fuse box and electric meter. Door with transom window to the:

### Inner Hall

8'2" x 3'4" (2.50 x 1.02)

Stairs to the first floor. Storage area with light. Original tiled flooring.

## FIRST FLOOR

### Landing

UPVC double glazed window to the side. Radiator. Smoke alarm. Stairs to the second floor. Doors off and into:

### Living Room

13'9" x 11'1" (4.20 x 3.37)

Double glazed window and double glazed bay window to the front. Radiator. Feature fireplace with tiled hearth, wood mantle, concealed CD storage, and cast iron surrounds with tiled inserts. High level cupboard with recess opening and space for television. Television point. Coving. Two built-in floor-to-ceiling storage cupboards.



### **Refitted Kitchen/Diner**

8'5" x 9'10" (2.56 x 3.00)

UPVC double glazed windows to the rear and side. Radiator. Range of modern wall, base and larder units with ceramic wood effect tiled work tops and splash-backs. Composite single sink drainer unit with swan neck mixer tap. Built-in electric oven and four-ring hob with extractor over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Space for table. Feature fireplace with exposed redbrick chimney breast. Tiled flooring. Enclosed combi boiler.

### **Bedroom One**

11'8" x 10'11" (3.56 x 3.33)

UPVC double glazed window to the rear. Radiator.

## **SECOND FLOOR**

### **Landing**

Door to inner landing with smoke alarm, spotlights and doors off and into:

### **Bedroom Two**

10'6" x 8'10" max (3.2m x 2.69m max)  
UPVC double glazed window to the front. Radiator. Access to eaves storage. Built-in wardrobe with hanging rail and shelving.

### **Refitted Bathroom**

Double glazed Velux window to the rear. Chrome towel radiator. Three piece white suite with metro tiled surrounds

comprising panelled bath with mains shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Ceramic wood effect tiled flooring and inset ceiling spotlights. Storage cupboard with shelving and access to eaves storage.

## **EXTERNALLY**

### **To The Front**

Path to the front door. Area laid to gravel with a variety of plants and shrubs, enclosed by low level stone walling. Gas meter.

### **To The Rear**

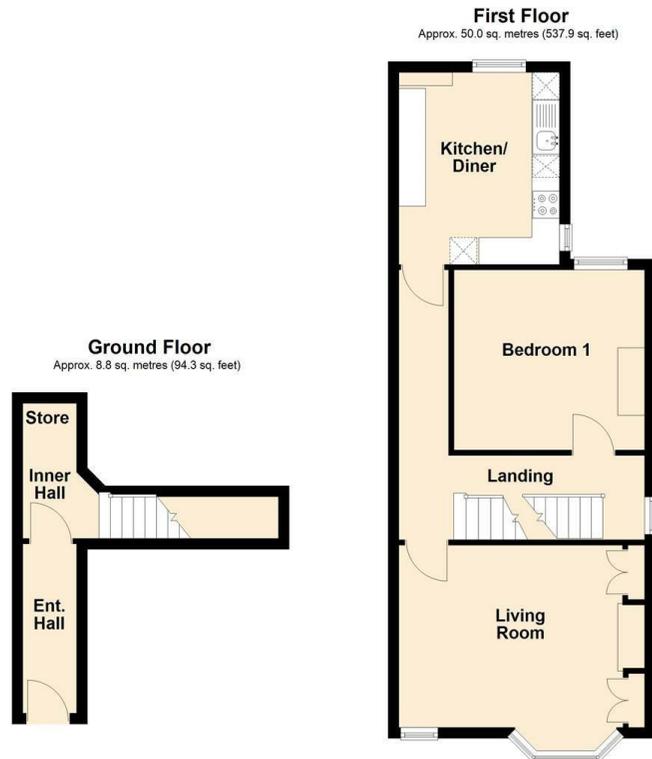
Approached via un-adopted road to the right of the property. Detached, enclosed, cottage style garden comprising small area laid to lawn, circular seating area with firepit, gravel area, and well stocked borders with a variety of plants, trees and shrubs. Timber storage shed with corrugated roof. Bike store. Off road parking space.

### **TENURE:**

Shared Freehold - Lease 125 years from 25th March 2014, approximately 113 years remaining. No ground rent or service charge.

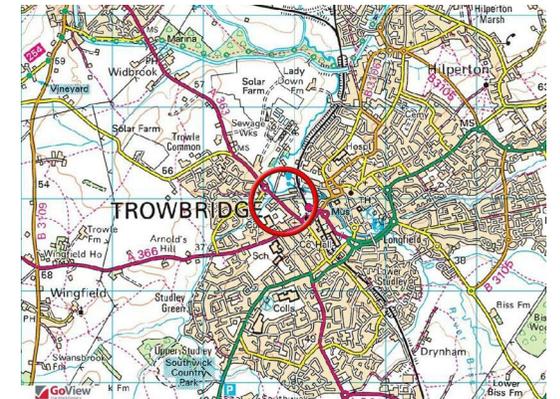


Tenure **Share of Freehold**  
Council Tax Band **A**  
EPC Rating **D**



Total area: approx. 74.4 sq. metres (800.4 sq. feet)

**Second Floor**  
Approx. 15.6 sq. metres (168.1 sq. feet)



  
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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.