



## 30 Delamere Road

Trowbridge BA14 8ST

An extended, 3/4 bedroom detached bungalow situated within the well regarded St Thomas Road near to the town centre, railway station and shops. The property requires a program of refurbishment and viewing is highly recommended. Spacious and flexible accommodation comprises kitchen, lounge/dining room, conservatory, living room/4th bedroom and bath/shower room. Additional features include external utility room and office with w/c. Benefits include UPVC double glazing, gas central heating, enclosed rear garden and parking for 3/4 vehicles.

**Guide Price £275,000**







## ACCOMMODATION

All measurements are approximate.

### Entrance Porch

Double doors to the side. Door to the:

### Hallway

Radiator. Access to loft space. Doors off and into: storage cupboard.

### Living Room/Bedroom

14'4" x 10'11" (4.37 x 3.34)

UPVC double glazed window to the front. Radiator. Feature fireplace. Television point.

### Kitchen

13'1" x 9'2" (4.00 x 2.80)

Radiator. Range of wall and base mounted units with tiled splash-backs and rolled top works surfaces. One and a half bowl sink drainer unit with mixer tap. Space for cooker. Serving hatch to living room. Open plan to:

### Lounge/Dining Room

12'8" x 12'1" (3.86 x 3.69)

UPVC double glazed window to the side. Feature fireplace. Television point. UPVC double glazed door to the side. UPVC double glazed double doors to the:



### **Conservatory**

10'11" x 7'10" (3.32 x 2.40)  
UPVC double glazed and brick construction with door to the side.

### **Bedroom One**

12'2" x 10' (3.70 x 3.06)  
UPVC double glazed windows to the rear and side. Radiator.

### **Bedroom Two**

11'1" x 9'2" (3.39 x 2.80)  
UPVC double glazed window to the front. Radiator.

### **Bedroom Three**

8'1" x 7'1" (2.46 x 2.16)  
UPVC double glazed windows to the front and side. Radiator. Built-in cupboard.

### **Bath & Shower Room**

Obscured UPVC double glazed window to the rear. Radiator. Four piece suite with part tiled surrounds comprising panelled bath, shower cubicle, wash hand basin and w/c.

### **OUT BUILDINGS**

#### **Utility Room**

7'9" x 7'9" (2.36 x 2.36)  
UPVC double glazed door to the side. UPVC double glazed window to the front. Electric heater. Plumbing for washing machine. Water heater. Single

sink drainer unit. Wood effect flooring. Door to the:

#### **Office**

14'4" x 7'9" (4.37 x 2.36)  
UPVC double glazed window to the rear. Electric heater. Wood effect flooring and inset ceiling spotlights. Door to:

#### **Cloakroom**

Water heater. Wash hand basin and w/c. Wood effect flooring and inset ceiling spotlights.

### **EXTERNALLY**

#### **To The Front**

Storm porch over front door. Block paved and gravel driveway providing off parking for 3-4 vehicles. Border with a variety of established trees and shrubs. Side pedestrian access to the rear.

#### **To The Rear**

Enclosed garden comprising courtyard area to the side and garden area with a variety of plants and shrubs. Outside tap. Garden shed. Enclosed by fencing.





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



Total area: approx. 108.1 sq. metres (1164.1 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.

