

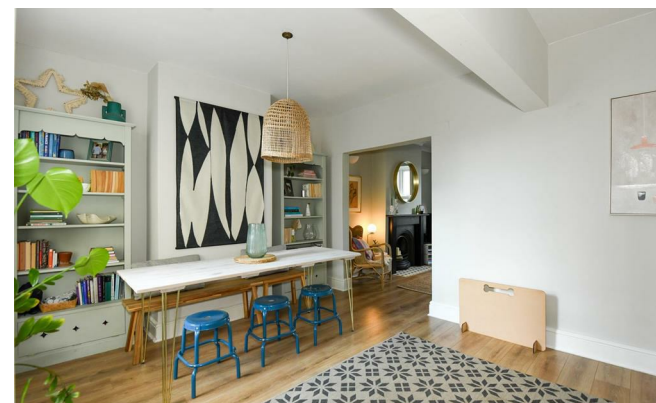


39 Gloucester Road

Trowbridge BA14 0AB

A fantastic opportunity to purchase a deceptively spacious, two DOUBLE bedroom mid terrace, Victorian house with large garden and garden room, situated close to shop, school & railway station within the popular Gloucester Road area. No onward chain

Guide Price £240,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

Hard wood panelled door to the front with transom window. Fuse box and electric meter. Door to the:

Living Room

15'2 x 11'8 (4.62m x 3.56m)
UPVC double glazed window to the front with fitted shutters. Radiator. Feature cast iron fireplace with tiled hearth. Wood effect flooring, wall lights and coving. Television point. Opening to the:

Dining Room

15'2 x 11'9 (4.62m x 3.58m)
UPVC double glazed window to the rear. Radiator. Wood effect flooring. Stairs to the first floor with recess under/space for desk. Door to the:

Kitchen

11'7 x 7'5 (3.53m x 2.26m)
UPVC double glazed window to the side. Radiator. Range of wall, base and drawer units with tiled splash-backs and wood effect work surfaces. Stainless steel single sink drainer unit with mixer tap. Electric cooker point. Space for fridge freezer and under counter appliance. Tiled flooring and inset ceiling spotlights. Extractor fan. Door to the:



Utility/Boot Room

10'9 x 6'6 (3.28m x 1.98m)
UPVC double glazed window and door to the side. Wall and base mounted units with tiled splash-backs and wood effect work surfaces. Stainless steel one a half bowl sink drainer unit with mixer tap. Plumbing for washing machine and dishwasher. Vinyl flooring. Potential to reconfigure to create downstairs w/c.

FIRST FLOOR

Landing

Access to part boarded loft space. Coving. Balustrade. Doors off and into:

Bedroom One

15'1 x 12'0 (4.60m x 3.66m)
UPVC double glazed windows to the front. Radiator. Feature cast iron fireplace with decorative tiled inserts. Coving.

Bedroom Two

12'0 x 9'10 (3.66m x 3.00m)
UPVC double glazed window to the rear. Radiator. Built-in double airing cupboard. Coving.

Bath & Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Four piece suite with part tiled surrounds comprising

corner bath with shower mixer tap, shower cubicle with mains shower and doors enclosing, wash hand basin with cupboards under and w/c. Wood effect flooring and inset ceiling spotlights.

EXTERNALLY

To The Front

Gate and path to the front door. Courtyard area laid to loose stone chippings and enclosed by walling.

To The Rear

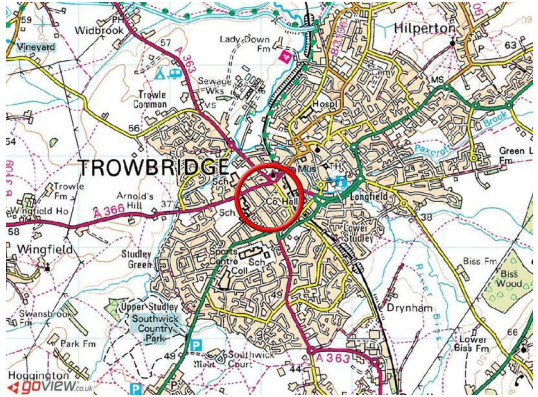
Good sized enclosed, landscaped garden with south-easterly aspect comprising large paved patio area to the immediate rear, areas laid to lawn, additional paved area and raised beds with a variety of plants, trees and shrubs. Approx. 12ft x 7ft summer house with window and double doors to the front. Enclosed by fencing and walling.

AGENTS NOTE:

There is a pedestrian right of access across the rear of the property for neighbouring property for the purpose of bins, bikes etc.



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




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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.