



## 1 Bond Street

Trowbridge BA14 0AS

A deceptively spacious and updated two double bedroom end of terrace Victorian house, situated close to shop, schools & railway station within the popular Bond Street area. Well presented accommodation comprises living room and dining room with feature fireplaces, refitted kitchen/breakfast room, refitted utility, ground floor bathroom and en suite bathroom. Features include UPVC double glazing, gas central heating with modern Vaillant combi boiler, good sized enclosed, low maintenance rear garden, additional garden/storage area with garden shed and car-port providing off road parking. Early viewing is highly recommended.

**Guide Price £225,000**



## ACCOMMODATION

All measurements are approximate

### Dining Room

12' x 10'5" (3.67 x 3.18)  
Composite door to the front with transom window over. Part obscured UPVC double glazed window to the front. Victorian style radiator. Feature cast iron fireplace. Alcoves with built-in cupboards and shelving. Oak wood flooring. Double panelled doors to the:

### Living Room

13'1" x 12' (4.00 x 3.67)  
Two UPVC double glazed windows to the side. Radiator. Feature stone fireplace with wood burning stove inset. Alcove with built-in cupboard. Recess with shelving. Stairs to the first floor. Oak wood flooring. Oak framed, obscured glazed door to the:

### Refitted Kitchen/Breakfast Room

12'10" x 12'2" max (3.90 x 3.70 max)  
UPVC double glazed window to the side. Double glazed Velux window. Extensive range of wall, base, drawer and larder units with metro tiled splash-backs and granite work surfaces. Inset one and a half bowl sink with pull-down spray mixer tap and bevelled drainer. Built-in stainless steel electric oven and five-burner gas hob with marble splash-back and contemporary extractor hood over. Breakfast bar. Space for American style fridge/freezer. Plumbing for dishwasher. Wood effect flooring. Fuse box. Enclosed Vaillant combi boiler (Approx 2-3 years old). Oak door to the bathroom. Oak framed, obscured glazed door to the:

### **Utility/Rear Porch**

5'7" x 4'7" (1.70 x 1.40)

Obscured UPVC double glazed door to the rear. Radiator. Larder unit and rolled top work surface. Plumbing for washing machine.

### **Bathroom**

Obscured UPVC double glazed window to the rear. Vertical Victorian style radiator. Modern three piece white suite with part tiled surrounds comprising shower end panelled bath with mains shower over and glass screen enclosing, wash hand basin and w/c with dual push flush. Wood effect flooring.

### **FIRST FLOOR**

#### **Landing**

Panelled doors off.

#### **Bedroom One**

12'2" x 10'2" (3.70 x 3.10)

UPVC double glazed window to the rear. Radiator. Feature cast iron fireplace. Door to built-in cupboard. Panelled door and steps down to:

#### **En Suite Bathroom**

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Modern three piece white suite with fully tiled surrounds comprising rolled top bath, wash hand basin with drawer under and w/c with enclosed cistern and dual push flush. Illuminated mirror. Tiled flooring. Extractor fan.

### **Bedroom Two**

12'2" x 2'12" (3.70m x 0.91m)

UPVC double glazed window to the front. Radiator. Two built-in double wardrobes. Wood effect flooring. Access to loft space.

### **EXTERNALLY**

#### **To The Front**

Paved area, partially enclosed by walling.

#### **To The Rear**

Good sized enclosed, low maintenance garden with private aspect comprising paved patio area to the immediate rear, area laid to artificial lawn, decked area with pergola and gravel area. Outside tap and light. Enclosed by fencing with double gates to the side; and gate leading to additional garden area laid to gravel with shed.

#### **Car Port**

15'8" x 11'4" (4.77 x 3.45)



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

**Ground Floor**  
Approx. 47.4 sq. metres (510.0 sq. feet)



**First Floor**  
Approx. 31.2 sq. metres (335.5 sq. feet)



Total area: approx. 78.6 sq. metres (845.5 sq. feet)

**KINGSTONS**  
Trowbridge Office

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

**Contact**  
01225 777720  
[sales@kingstonstrowbridge.co.uk](mailto:sales@kingstonstrowbridge.co.uk)  
[kingstonstrowbridge.co.uk](http://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.

