



## 78 Dursley Road

Trowbridge BA14 0NR

A deceptively spacious Victorian two bedroom end of terrace house situated close to schools, shops, public house and countryside. The well presented and extended interior boasts 22ft lounge/dining room with feature fireplace, large modern kitchen/breakfast room, two bedrooms and modern first floor bathroom. Additional features include UPVC double glazing, gas central heating with Worcester combi boiler, good sized private garden, good sized garage/workshop and driveway. Viewing is highly recommended - no onward chain.

**Offers Over £220,000**







## ACCOMMODATION

All measurements are approximate.

### Lounge/Dining Room

22'9 x 11'5 (6.93m x 3.48m)

UPVC double glazed window and door to the front. Two radiators. Feature fireplace with stone surrounds and living flame gas fire inset. Stairs to the first floor. Dado rail, wall lights and coving. Smoke alarm. Double panelled doors to the:

### Kitchen/Breakfast Room

14'8 x 11'6 (4.47m x 3.51m)

UPVC double glazed windows to the rear and side. UPVC double glazed French doors to the rear. Radiator. Extensive range of wall, base, drawer and larder units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor over. Integrated fridge/freezer. Plumbing for washing machine and dishwasher. Large freestanding butchers block storage unit. Tiled flooring and inset ceiling spotlights. Cupboard housing fuse box and electric meter.

## FIRST FLOOR

### **Landing**

Dado rail and coving. Access to part boarded loft space with ladder and housing Worcester combi boiler. Smoke alarm. Panelled doors off and into:

### **Bedroom One**

11'6 x 11'4 (3.51m x 3.45m)  
UPVC double glazed window to the front. Radiator. Wardrobes with sliding doors enclosing. Cupboard with shelving.

### **Bedroom Two**

7'9 x 6'7 (2.36m x 2.01m)  
UPVC double glazed window to the rear. Radiator. Built-in double wardrobe. Dado rail.

### **Bathroom**

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Modern three piece white suite with tiled surrounds comprising shower end panelled bath with mains shower over and screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Tiled flooring. Extractor fan. Wall mounted mirrored cabinets.

### **EXTERNALLY**

#### **To The Front**

Walled courtyard area. Gas meter.

Shared side pedestrian access and gate to the rear.

#### **To The Rear**

Good sized enclosed garden with private aspect comprising large paved patio area to the immediate rear, area laid to lawn, area laid to loose stone chippings and raised border with trees and shrubs. Outside tap, power points and lights. Enclosed by fencing and walling.

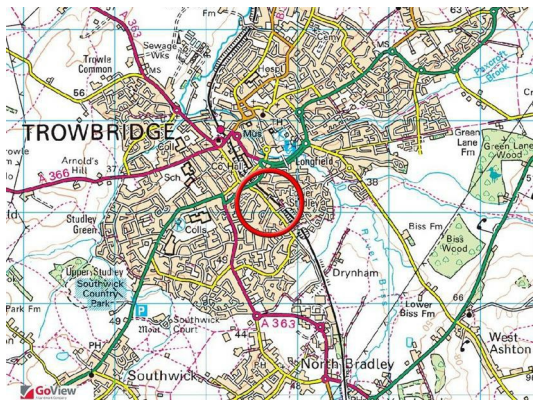
#### **Garage/Workshop & Parking**

19'4 x 13'8 (5.89m x 4.17m)  
Up and over door to the front. Window to the rear. Personal doors to the front and rear. Power and lighting. Fuse box. Driveway to the front for 1-2 vehicles.





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



  
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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.