



31 The Down

Trowbridge BA14 8QN

A charming, stone faced, terraced house, boasting plenty of period features, deceptively spacious rooms and well-tended private, cottage style garden with summer house. The property is conveniently situated close to the town centre on the Hilperton marsh side of town. Viewing is highly recommended. Accommodation comprises entrance hall, living room with wood burning stove, farm house style kitchen/dining room, utility/store room, two large bedrooms and good sized bathroom. Benefits include Georgian style UPVC double glazing and gas central heating with upgraded boiler.

Offers Over £240,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Composite, obscured double glazed door to the front with transom window. Victorian cast iron radiator. Stairs to the first floor with storage/cloak recess under. Smoke alarm. Flagstone flooring. Cupboard housing fuse box and electric meter. Hive controls. Stripped wood doors off and into:

Living Room

10'3" x 9'11" (3.14 x 3.03)
Georgian style UPVC double glazed window to the front with wooden shutters. Victorian cast iron radiator. Feature fireplace with wood mantel, stone hearth and wood burning stove inset. Two feature alcoves with shelving. Stripped wood flooring and coving. Television and telephone points.

Kitchen/Dining Room

17'2" x 13'9" (5.24 x 4.21)
Three UPVC double glazed windows to the rear with stone mullions. Victorian cast iron radiator. Farm house style base mounted units with solid wood work surfaces. Inset Belfast sink. Gas cooker point. Integrated slim-line dishwasher. Feature fireplace with wood mantel, slate hearth and wood burning stove inset. Flagstone flooring, exposed walls, ceiling beams and inset ceiling spotlights. Space for dining table. Built-in cupboards. Stripped wood latched door to the:

Utility/Store Room

12'7" x 5'7" (3.86 x 1.72)

Two windows to the side. Radiator. Plumbing for washing machine. Door to the side. Wall mounted Vaillant combi boiler.

FIRST FLOOR

Landing

Smoke alarm. Access to part board loft with pull down ladder. Stripped wood flooring. Stripped wood doors off and into:

Bedroom One

13'6" x 9'9" (4.12 x 2.99)

Georgian style UPVC double glazed window to the front. Radiator. Feature cast iron fireplace with wood surrounds and stone hearth. Door to built-in cupboard with shelving. Painted wood flooring and ceiling beam. Television point.

Bedroom Two

13'11" x 9'10" (4.26 x 3.02)

Three UPVC double glazed windows to the rear with stone mullions. Radiator. Feature cast iron fireplace with wood surrounds and stone hearth. Stripped wood flooring. Television point.

Bathroom

UPVC double glazed window to the rear. Victorian style towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with electric shower over and glass screen enclosing, wash hand basin with chrome feet and towel rail; and w.c. Stripped wood flooring, exposed walls and inset ceiling spotlights.

EXTERNALLY

To The Front

Wide gate, suitable for motorbikes, to courtyard area enclosed by walling and railings. Gas meter.

To The Rear

Good sized enclosed cottage style garden comprising patio area to the immediate rear, areas laid to lawn, fish pond, well stocked established borders with a variety of plants, trees and shrubs; and sweeping pathway leading to summer house. Vegetable garden area. Garden shed. Storage area.

Summer House

8'2" x 7'5" (2.49 x 2.28)

Windows to the front and sides. Glazed double doors to the front. Power. Work bench.



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



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.

The logo for Kingstons Trowbridge Office. It features a circular emblem at the top composed of eight stylized, overlapping shapes that resemble both a sunburst and a 3D geometric figure. Below this emblem, the word "KINGSTONS" is written in a large, bold, black, sans-serif font. Underneath "KINGSTONS", the words "Trowbridge Office" are written in a slightly smaller, bold, black, sans-serif font.

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