



81 Newtown

Trowbridge BA14 0BE

A deceptively spacious Victorian bay fronted terraced house situated near to the train station, park, town centre, primary school and Odeon cinema/restaurant complex. The beautifully presented interior boasts plenty of original features, four feature fire places, two reception rooms, refitted kitchen/breakfast room and refitted four piece bath/shower room to the first floor. Additional features include UPVC double glazing, gas central heating system, updated electrics, private gardens with flagstone patio & additional seating area and off road parking. Early viewing is highly recommended, vendor suited.

Offers Over £240,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Composite double glazed door to the front. Radiator. Tiled flooring, ceiling rose and coving. Updated fuse box (2022) and electric meter. Stripped wood panelled door into:

Dining Room

11'10" x 10'5" (3.61 x 3.18)
UPVC double glazed window to the rear. Radiator. Feature fireplace with wood mantle, tiled hearth and surrounds. Stripped wood flooring, coving and ceiling rose. Two feature alcoves with shelving and spotlights. Stripped wood panelled door to the kitchen. Double doorway to the:

Lounge

14'4" into bay x 11'10" (4.37 into bay x 3.61)
UPVC double glazed bay window to the front. Radiator. Feature open fireplace with wood mantle, tiled hearth and surrounds. Television point. Stripped wood flooring, coving and ceiling rose.

Refitted Kitchen

9'11" x 7'10" (3.02 x 2.39 (3.03 x 2.4))
UPVC double glazed window to the side.
Range of shaker style wall, base and drawer units with metro tiled surrounds and wood effect rolled top work surfaces.
Ceramic one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor hood over. Plumbing for washing machine and dishwasher.
Integrated fridge/freezer. Tiled flooring.
Smoke alarm. Doorway to under stairs storage cupboard. Opening to the:

Breakfast Room

9'11" x 6'10" (3.02 x 2.08)
UPVC double glazed window to the rear.
Radiator. Built-in cupboard. Wall mounted boiler. Tiled flooring. Obscured UPVC double glazed door to the side.

FIRST FLOOR

Landing

Balustrade. Access to part boarded loft space with ladder. Coving. Stripped wood panelled doors off and into:

Bedroom One

15'3" x 12'2" (4.65 x 3.71 (4.64 x 3.70))
Two UPVC double glazed windows to the front. Radiator. Feature fireplace with wood surrounds and tiled inserts.
Painted wood flooring, picture rail and coving.

Bedroom Two

12'0" x 9'4" (3.66 x 2.84)
UPVC double glazed window to the rear.
Two radiators. Feature fireplace with wood surrounds. Painted wood flooring, picture rail and coving.

Refitted Bath & Shower Room

Obscured UPVC double glazed window to the rear. Radiator and towel radiator.
Four piece white suite with aqua-board surrounds comprising panelled bath with shower mixer tap, double shower cubicle with mains shower and sliding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Extractor fan.
Tiled effect vinyl flooring, coving and inset ceiling spotlights.

EXTERNALLY

To The Front

Gate and flagstone path to the front door. Area laid to loose stone chippings with a variety of plants and shrubs.
Enclosed by walling.

To The Rear

Low maintenance private rear garden comprising large flagstone patio area to the immediate rear, large area laid to lawn, variety of established plants and shrubs; and area laid to slate chippings. Outside tap. Gas meter. Enclosed by fencing with gate leading to two off road parking spaces.



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

Ground Floor
Approx. 49.5 sq. metres (532.4 sq. feet)



First Floor
Approx. 41.7 sq. metres (449.0 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.

