



140 Frome Road

Trowbridge BA14 0DG

A well presented and upgraded four bedroom Victorian semi-detached situated on the Frome Road near schools and college, railway station and town centre. The spacious interior comprises tiled entrance hall, living room, dining room with feature fireplace, refitted kitchen, refitted ground floor family bathroom, four double bedrooms and en suite shower room. Additional features include UPVC double glazing, gas central heating system, integrated smoke alarms throughout and good sized enclosed landscaped gardens. Viewing is highly recommended.

Offers Over £375,000





ACCOMMODATION

All measurements

Entrance Hall

Solid wood panelled door to the front with stained glass windows and transom window over. Radiator. Original tiled flooring, dado rail, coving and cornice. Stairs to the first floor. Smoke alarm. Cupboard housing fuse box and electric meter. Stripped wooden door to the:

Dining Room

12'0 x 11'6 (3.66m x 3.51m)

UPVC double glazed window to the rear. Victorian style radiator. Feature fireplace with wood mantle and tiled surrounds. Coving. Stripped wood door to the under stairs storage cupboard. Thermostat. Doorway to the kitchen. Opening to the:

Living Room

14'5 x 11'3 into bay (4.39m x 3.43m into bay)

UPVC double glazed bay window to the front. Radiator. Coving. Television and telephone points. Smoke alarm.

Refitted Kitchen

11'8 x 8'11 (3.56m x 2.72m)

UPVC double glazed window to the side. Handmade kitchen with a range of shaker style wall, base, drawer and larder units with solid wood work tops. Inset Belfast sink with mixer tap and engraved drainer into worktop. Space for range cooker with marble splash-backs and extractor hood over. Integrated dishwasher. Plumbing for washing machine. Space for fridge/freezer and microwave. Exposed wood flooring. Heat alarm. Doorway to the:

Rear Lobby

Solid wood panelled door to the side with stained glass windows and transom window over. Contemporary radiator. Tiled flooring. Stripped wooden door to the:



Refitted Bath & Shower Room

Obscured UPVC double glazed windows to the rear and side. Vertical radiator. Four piece white suite with tiled surrounds comprising corner shower cubicle with mains rainfall shower over, additional shower attachment and door enclosing, bath, wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring. Extractor fan. Access to loft space.

FIRST FLOOR

Landing

Smoke alarm. Dado rail. Stairs to the second floor. Stripped wooden doors off and into:

Bedroom One

14'7 x 14'5 into bay (4.45m x 4.39m into bay) UPVC double glazed bay window to the front. UPVC double glazed window to the front. Radiator. Feature cast iron fireplace with mantle. Painted wood flooring and picture rail. Smoke alarm.

Bedroom Three

11'9 x 9'3 (3.58m x 2.82m) UPVC double glazed window to the rear. Radiator. Feature cast iron fireplace with mantle. Louvered double doors to airing cupboard housing Worcester boiler and hot water tank. Smoke alarm.

Bedroom Four

12'1 x 9'3 max (3.68m x 2.82m max) UPVC double glazed window to the rear. Radiator. Feature cast iron fireplace with mantle. Smoke alarm.

SECOND FLOOR

Landing

UPVC double glazed window to the rear. Access to eaves storage. Panelled door to:

Bedroom Two

19'0 x 10'9 max (5.79m x 3.28m max) UPVC double glazed window to the rear. Double glazed Velux window to the front. Radiator. Inset ceiling spotlights. Access to eave storage. Door to the:

En Suite Shower Room

Double glazed Velux window to the front. Chrome towel radiator. Three piece white suite with tiled surrounds comprising corner shower cubicle with mains shower over and sliding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan. Shaving point.

EXTERNALLY

To The Front

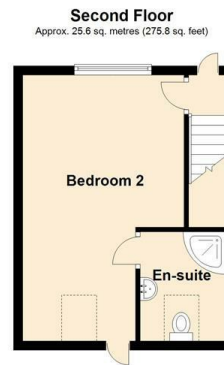
Steps up to pathway leading to the front door. Mixed beds with a variety of plants and shrubs. Pathway leading to gated rear pedestrian access.

To The Rear

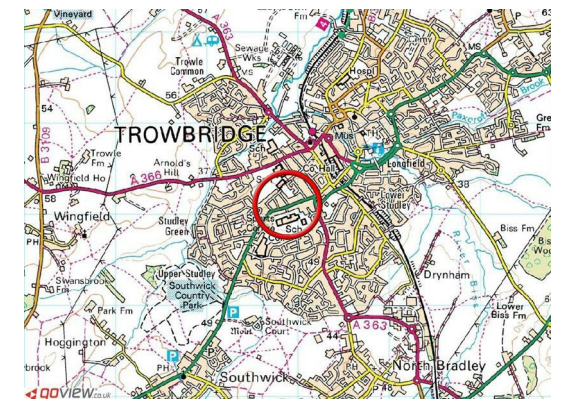
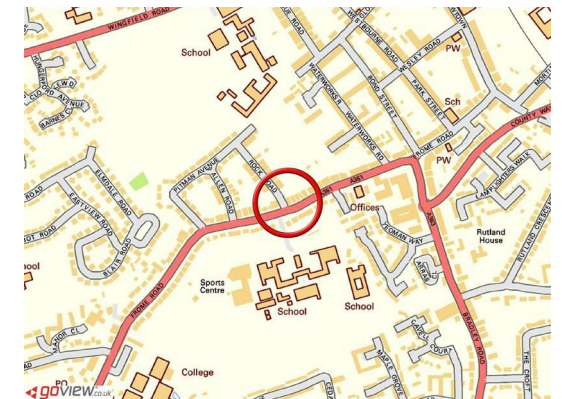
Good sized enclosed landscaped gardens comprising courtyard area to the immediate rear, area laid to loose stone chippings, flagstone patio area, area laid to lawn and mixed borders with a variety of plants, trees and shrubs. Garden shed with power. Greenhouse. External power point, tap and light. All enclosed by fencing with gated rear pedestrian access.



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



Total area: approx. 120.6 sq. metres (1298.4 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.