



109 Dursley Road

Trowbridge BA14 0NR

A well appointed two bedroom terrace house situated within close proximity to the railway station, County Hall, town centre amenities and cinema/restaurant complex. This perfect investment or first time buy features lounge, dining room, kitchen, cloakroom/utility, bathroom, two double bedrooms and loft room. Benefits include UPVC double glazing, gas central heating with replacement Worcester Bosch combi boiler and radiators in 2021, full re-wire in 2021, good sized south-west facing cottage style garden and driveway providing off road parking. Viewing is highly recommended - Vendor Suited.

Offers Over £220,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed door to the front. Radiator. Stairs to the first floor with recess under. Fuse box and electric meter. Smoke alarm. Wood effect flooring. Panelled door to the:

Dining Room

16'8" x 10'10" (5.08 x 3.30)

Radiator. Glazed door to the kitchen. UPVC double glazed French doors to the rear hallway. Wood effect flooring. Archway to the:

Lounge

10'10" x 10'8" (3.30 x 3.25)

UPVC double glazed window to the front. Radiator. Wood effect flooring.

Kitchen

8'10" x 8'2" (2.69 x 2.49)

UPVC double glazed window to the rear. Radiator. Selection of wall and base mounted units with tiled surrounds and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor hood over. Plumbing for dishwasher. Space for fridge/freezer. Tiled flooring.



Rear Hallway

UPVC double glazed French doors to the rear. Panelled door to the:

Cloakroom/Utility

Obscured UPVC double glazed window to the rear. Radiator. Two piece suite comprising wash hand basin and w/c. Plumbing for washing machine. Rolled top work surface. Tiled flooring.

FIRST FLOOR

Landing

Panelled door to stairwell with stairs to the loft room. Panelled doors off to bedrooms and bathroom.

Bedroom One

13'5" x 10'3" (4.09 x 3.12)
Two UPVC double glazed windows to the front. Radiator. Feature cast iron fireplace.

Bedroom Two

10'10" x 10'10" (3.30 x 3.30)
UPVC double glazed window to the rear. Radiator. Feature cast iron fireplace. Modern wall mounted Worcester Bosch combi boiler.

Bathroom

Obscured UPVC double glazed window to the rear. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over,

pedestal wash hand basin and dual flush w/c. Vinyl flooring.

SECOND FLOOR

Loft Room

15'9" x 12'2" (4.80 x 3.71)
Double glazed Velux window to the rear. Balustrade. Access to eaves storage.

EXTERNALLY

To The Front

Path to the front door. Variety of plants and shrubs. Gravel driveway providing off road parking.

To The Rear

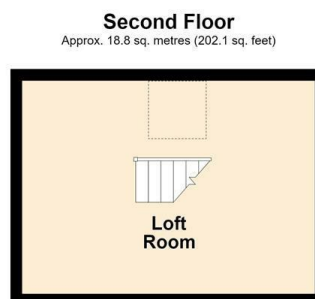
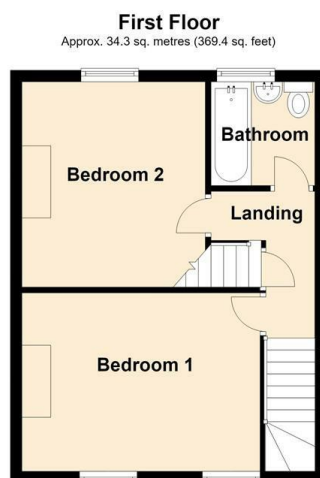
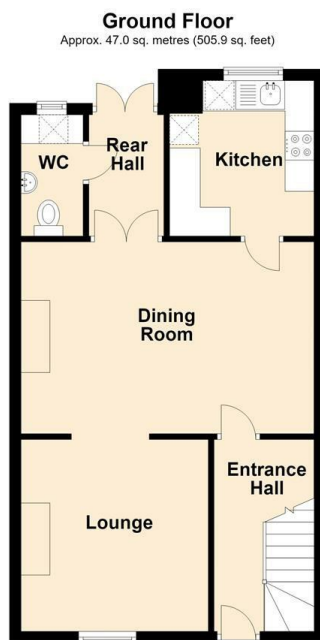
Good sized enclosed south west facing cottage style gardens comprising large paved patio area to the immediate rear, area laid to lawn and well stocked mature borders with a variety of plants, trees and shrubs. Garden shed. Enclosed by fencing with gated side pedestrian access.

AGENTS NOTE:

There is a pedestrian right of access through the rear garden for neighbouring properties.



Tenure **Freehold**
Council Tax Band **A**
EPC Rating **E**



Total area: approx. 100.1 sq. metres (1077.4 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.

