





2 Harmony Place

Trowbridge BA14 0NT

A charming period property situated in a small cul-de-sac conveniently located close to town centre, cinema/restaurant complex, park & railway station. The well presented accommodation comprises entrance porch, living room with feature fireplace, dining room, sun room with French doors onto courtyard gardens, refitted kitchen, two bedrooms and refitted bathroom. Benefits include refitted first floor carpets (2025), updated gas central heating system with Worcester boiler, UPVC double glazing and courtyard garden with private aspect. Ideal first time buy - viewing is highly recommended.

Guide Price £185,000









ACCOMMODATION

All measurements are approximate

Entrance Porch

UPVC double glazed door to the front. Radiator. Fuse box - refitted 2022. Coir matting flooring. Archway to the:

Living Room

12'5" x 10'5" (3.78 x 3.18)
UPVC double glazed window to the front. Radiator. Feature cast iron fireplace. Stairs to the first floor with recess under. Smoke alarm. Wood effect flooring and coving. Shelving. Opening into the:

Dining Room

12'5" x 10'3" (3.78 x 3.12)
UPVC double glazed French doors to the sun room. Radiator. Feature fireplace with space for log-burner. Television and telephone points. Wood effect flooring and coving. Opening to the kitchen.

Sun Room

17'10" x 10'11" MAX (5.44 x 3.33 MAX)
UPVC double glazed construction with French doors to the rear and Perspex roof with window. Radiator. Tiled flooring. Plumbing for washing machine.

Refitted Kitchen
4'11" x 9'11" (1.50 x 3.02)
UPVC double glazed windows to the rear and side. Selection of wall and base mounted units with metro tiled surrounds and oak work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in electric oven and four-ring hob. Plumbing for dishwasher. Tiled flooring and inset ceiling spotlights.

FIRST FLOOR

Landing
Access to insulated loft space with Velux window. Smoke alarm. Panelled doors off and into:

Bedroom One
14'3" x 10'4" MAX (4.34 x 3.15 MAX)
UPVC double glazed window to the front. Radiator. Built-in wardrobes and shelving. Coving.

Bedroom Two
9'4" x 6'2" (2.84 x 1.88)
UPVC double glazed window to the rear. Radiator. Built-in cupboard. Coving.

Refitted Bathroom
8'7" x 4'6" (2.62m x 1.37m)
Obscured UPVC double glazed window to the side. Victorian style radiator. Modern three piece white suite with tiled surrounds comprising panelled bath with mains water-fall shower over and glass screen enclosing, wash hand basin and w/c with enclosed cistern and push flush. Built-in cupboards. French oak Karndean flooring and inset ceiling spotlights. Extractor fan.

EXTERNALLY

To The Front
Step up to the front door. Small courtyard area with space for bins; partially enclosed by walling.

To The Rear
Courtyard garden with private aspect laid to artificial lawn. External tap. Enclosed by fencing with gated rear pedestrian access.





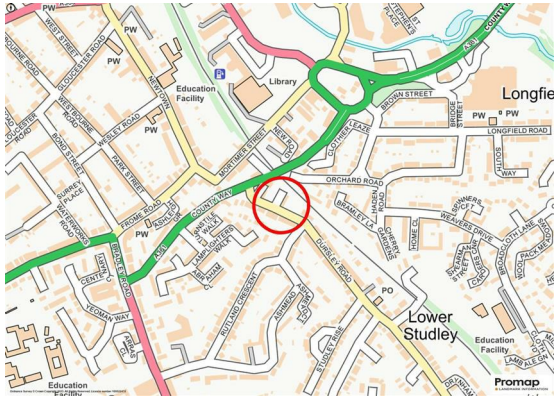


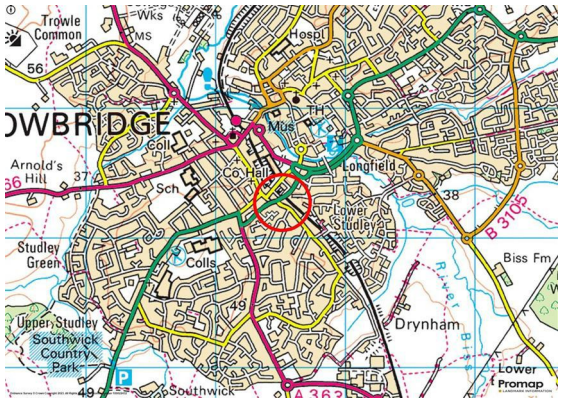
Tenure **Freehold**
Council Tax Band **A**
EPC Rating **D**



Total area: approx. 74.4 sq. metres (801.1 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.