

Sold



3 BEDROOM SEMI-DETACHED | FROME ROAD, BA14 | £350,000

DESCRIPTION

Ideally situated within walking distance of a plethora of local amenities including shops, schools and leisure facilities, this delightful Victorian semi-detached house is a joy to behold with thoughtfully designed living space that cleverly fuses period charm with contemporary style. The light and airy accommodation comprises an open plan, dual aspect, bay-fronted sitting room and dining area which leads through to a well appointed kitchen with useful utility / cloakroom. Upstairs there are three well presented bedrooms and a smartly appointed shower room. Externally, a driveway provides ample off-road parking to the side of the property leading past a pretty, elevated front garden and on to the stunning rear garden which is a real blank canvas for a keen gardener. An impressive timber frame summer house / home office at the end of the garden is ideal for those wanting to work from home in privacy.

Frome Road is just a ten mins walk from the town centre providing an excellent selection of both primary and secondary schooling. The John of Gaunt School, The Clarendon Academy and Trowbridge Sports Centre are all within five mins walk. There is also a cinema complex, a Marks & Spencer Food Hall and many other shopping facilities, sports facilities and a train station, all within easy walking distance.

Tenure: Freehold
 Local authority: Wiltshire County Council
 Council Tax Band: C
 Services: Mains gas, water, electricity and drainage
 EPC rating: D



KEY FEATURES

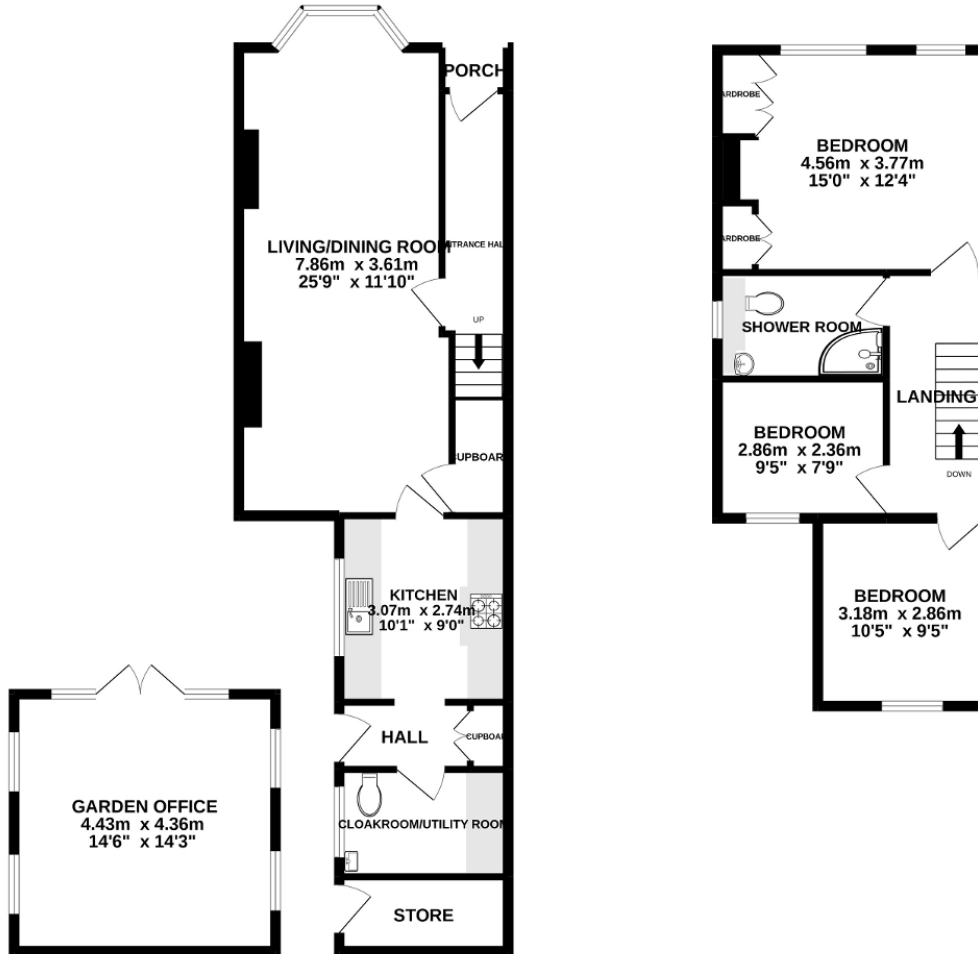
- Beautiful semi-detached family home
- Plenty of period features
- Fitted kitchen
- Three good sized bedrooms
- Large sunny rear garden
- Fantastic location
- Open plan sitting / dining room
- Utility / cloakroom
- Stylish shower room
- Summer house / home office





GROUND FLOOR
76.9 sq.m. (827 sq.ft.) approx.

1ST FLOOR
44.9 sq.m. (484 sq.ft.) approx.



TOTAL FLOOR AREA : 121.8 sq.m. (1311 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY EFFICIENCY

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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