

Sold



5 BEDROOM SEMI-DETACHED | WESTBOURNE ROAD, BA14 | OFFERS IN EXCESS OF £450,000

DESCRIPTION

A fantastic opportunity to purchase this substantial five-bedroom Victorian family home, retaining many of its original features and in need of modernisation. Well positioned within one of the most sought-after roads in Trowbridge and within easy walking distance of the train station and up and coming town centre. The best schools in the area are also within easy level walking distance. As you pass through the front door you will notice the original Victorian tiled floor in the entrance hallway, providing access to a large sitting room with a bay window and fireplace with a beautiful Bath Stone surround, a good sized dining room and superbly proportioned kitchen/breakfast room.

On the first floor there are three double bedrooms and a dressing room of which could be a sixth bedroom if required, a family bathroom and separate W.C.

On the top floor there are two more double bedrooms, one of which has a kitchenette.

Outside and to the front is off road driveway parking for a couple of cars which is rare for a property of this age and a lovely fully enclosed, walled rear garden providing plenty of space for any growing family.

All in all, an exciting adventure for any buyer looking to put their own touch on this historic house and offered with no onward chain.

Westbourne Road is just a ten minute walk to the County Town of Trowbridge providing many amenities. The best schools in the area can also be found within easy level walking distance on the Wingfield Road and it takes just eight minutes to get to the train station! There is also a cinema complex, a Marks & Spences Food Hall and many other shopping facilities and many sports facilities all within easy walking distance.

Tenure: Freehold

Council Tax Band: D

Services: Mains gas, water, electricity and drainage

Local authority: Wiltshire County Council

EPC rating: D



KEY FEATURES

- Substantial Victorian family home
- In need of modernisation
- Five double bedrooms
- Separate dining room
- Off road parking
- Sought after location
- Many original features
- Large sitting room with fireplace
- Big kitchen / breakfast room
- No onward chain





ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

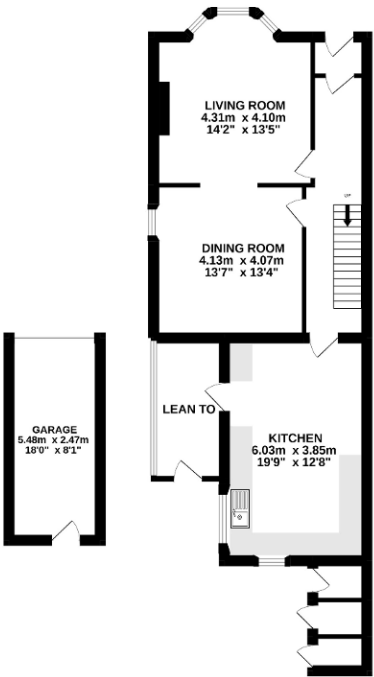
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

APPLEBY & TOWNEND

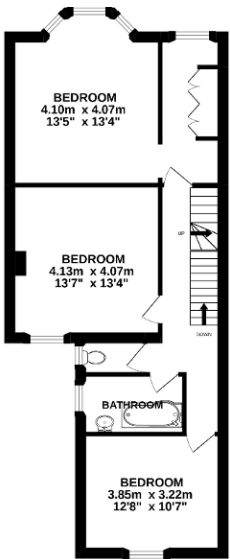
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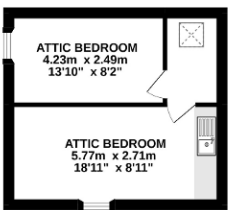
GROUND FLOOR
96.2 sq.m. (1038 sq.ft.) approx.



1ST FLOOR
70.5 sq.m. (759 sq.ft.) approx.



2ND FLOOR
30.0 sq.m. (323 sq.ft.) approx.



TOTAL FLOOR AREA : 196.7 sq.m. (2117 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of sizes, 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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