

Sold

2 BEDROOM SEMI-DETACHED HOME | WEST STREET, BA14 | £260,000



## DESCRIPTION

A beautifully presented and hugely improved Victorian semi-detached home within easy walking distance to the town centre and train station. This charming period home is ideal for first time buyers or a super opportunity for investment. Through the front door you will be greeted with the stunning original Victorian tiled floor providing access to the spacious sitting room with wood burner, large dining room which leads to a delightful kitchen. There is a separate utility room with a downstairs cloakroom that also gives access to the sunny rear patio and garden. Upstairs there is a stunning family bathroom with a free standing bath and separate walk-in shower and two double bedrooms. There is also a wonderful loft room with a vaulted ceiling which is currently being used as the main bedroom. Outside there is a magnificent rear garden with several areas to entertain. All in all, an immaculate period home that you could just move straight in to and not have to lift a finger.

West Street is just short 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 a few minutes to get to the train station! There is also a cinema complex, a Marks & Spences Food Hall and many other shopping facilities and sports facilities all within easy walking distance.

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

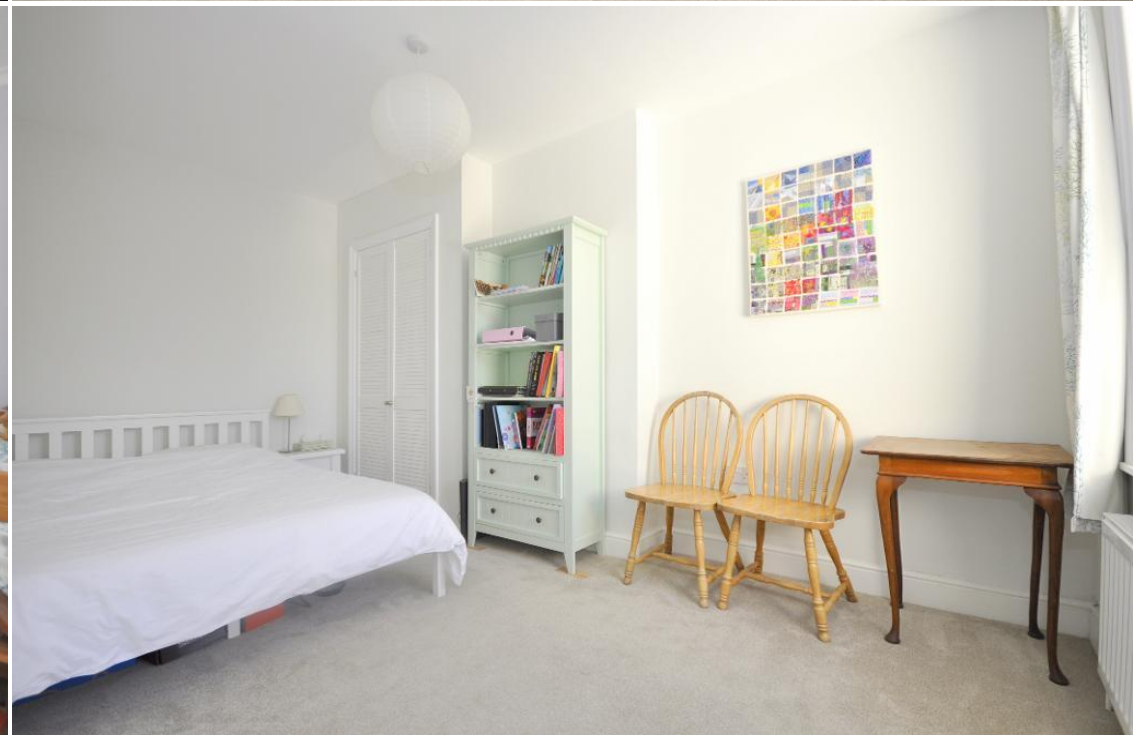


## KEY FEATURES

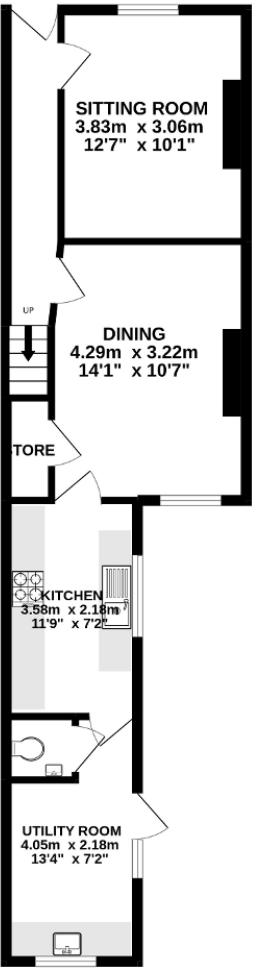
- Wonderful period home
- Two double bedrooms
- Large dining room
- Stunning family bathroom
- Just a short walk to the town centre
- Beautiful loft room used as main bedroom
- Sitting room with wood burner
- Separate utility room
- Large rear garden with side access
- Ideal for first time buyers and investor



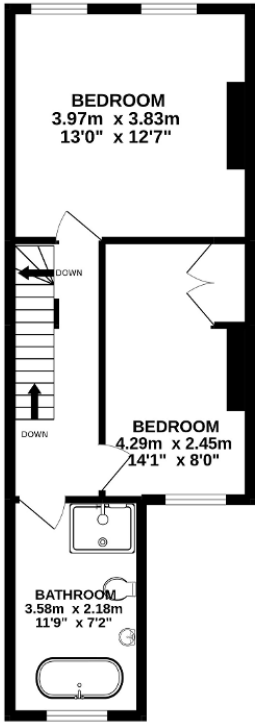




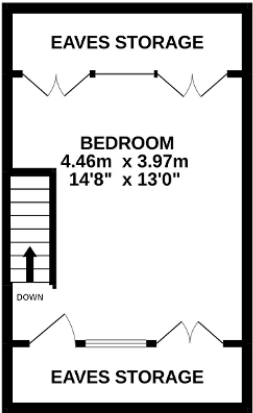
GROUND FLOOR  
48.0 sq.m. (517 sq.ft.) approx.



1ST FLOOR  
39.2 sq.m. (422 sq.ft.) approx.



2ND FLOOR  
26.3 sq.m. (283 sq.ft.) approx.



TOTAL FLOOR AREA : 113.5 sq.m. (1221 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		84   B
69-80	C		
55-68	D	58   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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