

Sold

3 BEDROOM TERRACED | INNOX ROAD, BA14 | £275,000

DESCRIPTION

This beautiful 1930's bay-fronted family home retains plenty of period charm with contemporary styling, creating a light and spacious living space downstairs with the additional benefit of a desirable refitted kitchen and useful utility enjoying views of the rear garden. Upstairs there are three bedrooms, two of which are generous doubles with built in wardrobes and a smartly appointed shower room.

Externally there is a delightful and very well planted front garden, a fantastic rear garden that has been lovingly landscaped providing plenty of entertaining space with perfect pockets that are flooded with the afternoon sun. This wonderful home also has the benefit of a single garage to the rear.

In conclusion, a superb property in a desirable location, within easy walking distance to all of the amenities the County Town of Wiltshire has to offer.

Ideally situated to the West of the town centre and within easy walking distance to a good number of popular schools, making this location an ideal choice for a family home. With the nearby Bradford Road providing superb access to neighbouring Bradford on Avon, whilst commuters are well served with Trowbridge Rail Station (London Paddington, Portsmouth, Bath, Bristol and Cardiff.) found just a 5 minute walk away.

Tenure: Freehold
Local Authority: Wiltshire Council
Council Tax Band: B
EPC Rating: C
Mains gas, electricity, water and drainage connected.



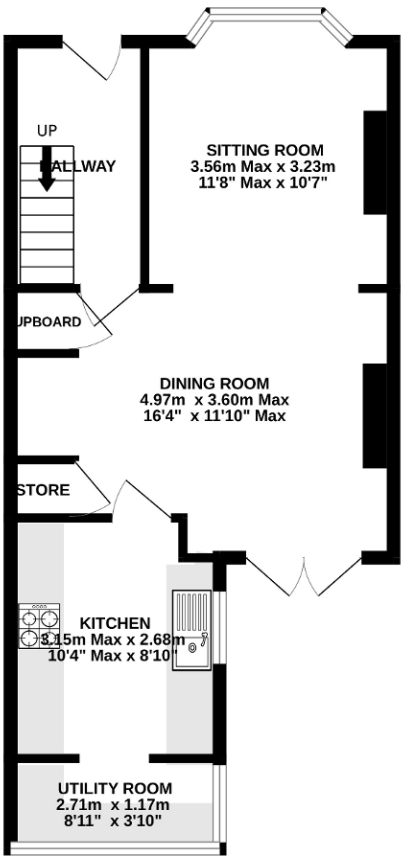
KEY FEATURES

- Lovely three bedroom family home
- Plenty of period features
- Beautiful shower room
- Spacious dining area with French doors
- Landscaped front & rear gardens
- Close to the town centre
- Two double bedrooms and a single
- Cozy sitting room with bay window
- Desirable kitchen with separate utility
- Single garage

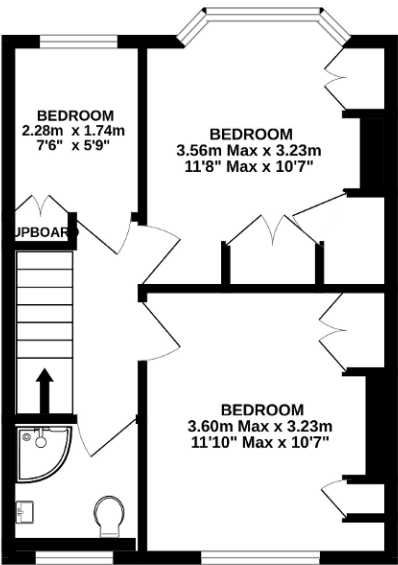




GROUND FLOOR
43.4 sq.m. (467 sq.ft.) approx.



1ST FLOOR
33.0 sq.m. (355 sq.ft.) approx.



TOTAL FLOOR AREA : 76.3 sq.m. (821 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	70 C	
55-68	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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