

Sold



3 BEDROOM TERRACED | INNOX ROAD, BA14 | £270,000

## DESCRIPTION

This 1930's bay fronted terraced family home is an absolute delight. Combining plenty of period charm with modern elegant styling. Downstairs has a beautiful light and spacious open plan living space with a gorgeous wood burning stove with limestone surround and a roomy dining space with French doors leading to the rear patio. There is a lovely modern fitted kitchen with plenty of storage and work top space with solid wooden worktops and a useful utility room / WC. Upstairs there are three bedrooms, two of which are very good sized doubles with wrought iron fireplaces the third currently set up as a home office and a contemporary style shower room. There is a pretty and easy to maintain front garden and a generous rear garden that gets plenty of sun which in turn leads to a fantastic work shop and single garage that can also be accessed from the rear. All in all, a stunning family home which you could just move in to without having to lift a finger.

Key Facts For Buyers in the play section of the photos.

### Location

Ideally situated to the west of the town centre, the property offers good access to all local amenities found in the town which is within a 10 minute walk. Walwayne Court Primary School and The John of Gaunt School are also found within a short walk, making the property an ideal choice as a family home. There is excellent access to local through routes with the nearby Bradford Road providing superb access to nearby Bradford on Avon, whilst commuters are well served with Trowbridge Rail Station (London Paddington) found just a five minute walk away.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: B

EPC Rating: C

Mains gas, electricity, water and drainage connected.



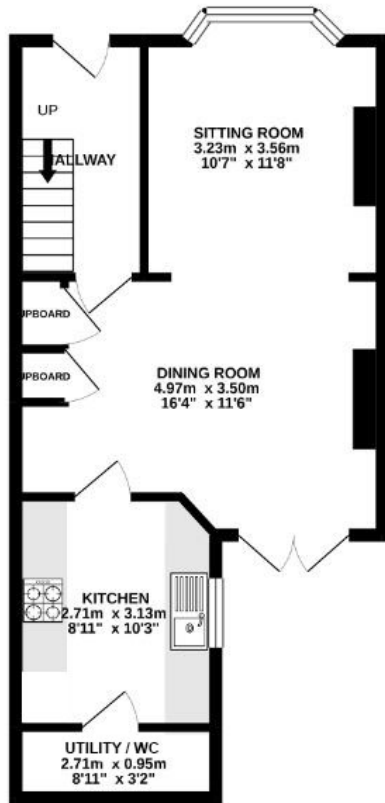
## KEY FEATURES

- 1930's bay fronted family home
- Plenty of period features
- Separate utility / WC
- Stylish shower room
- Easy to maintain gardens
- Beautifully presented
- Contemporary style kitchen
- Three bedrooms
- Close to town and train station
- Workshop and garage

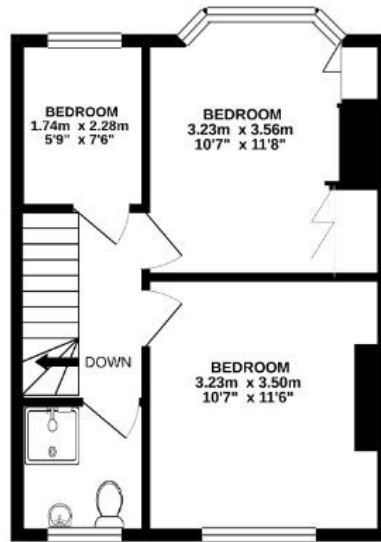




GROUND FLOOR  
42.8 sq.m. (460 sq.ft.) approx.



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



TOTAL FLOOR AREA : 75.7 sq.m. (815 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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		87   B
69-80	C	71   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.

## APPLEBY & TOWNEND

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