



3 BEDROOM SEMI-DETACHED | WATERWORKS ROAD, BA14 | GUIDE PRICE £350,000

DESCRIPTION

This beautiful three double bedroom Victorian family home has been very much improved by the current owner. Retaining plenty of original features and very pleasant on the eye.

Through the front door there is an entrance hall providing access to a spacious sitting room with a bay window and feature fireplace, and a large dining room with wood burning stove. This in turn leads to a contemporary style fitted kitchen / breakfast room and a downstairs W.C.

Upstairs there are two double bedrooms, one with fitted wardrobes and a bay window, and a fabulous family bathroom with a roll top bath and separate walk in shower.

On the top floor there is another good sized double bedroom with Velux windows and eve storage, currently being used as a home office.

Outside and to the rear is a large fully enclosed sunny rear garden that has been cleverly landscaped, providing a number of areas to entertain guests and ideal for alfresco dining in the warmer months to come. There is also a large summer house / workshop at the bottom of the garden which would be ideal for a home office / games room with power and light.

There is off road parking to the front for one car with options for extra parking if required.

All in all, a desirable home with lots of character ready to move in to.

Welcome to Waterworks Road, a not through road and 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, many other shopping and sports facilities all within easy walking distance.

Tenure: Freehold



Council Tax Band: B

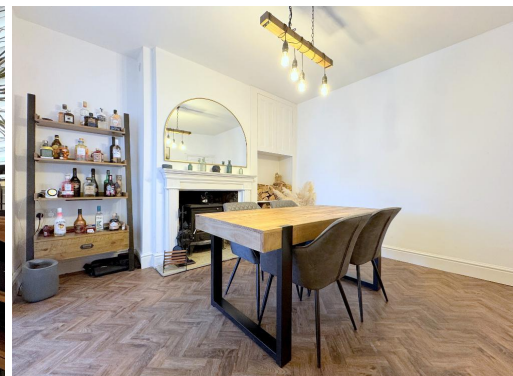
Services: Mains gas, water, electricity and drainage

Local authority: Wiltshire County Council

EPC rating: D

KEY FEATURES

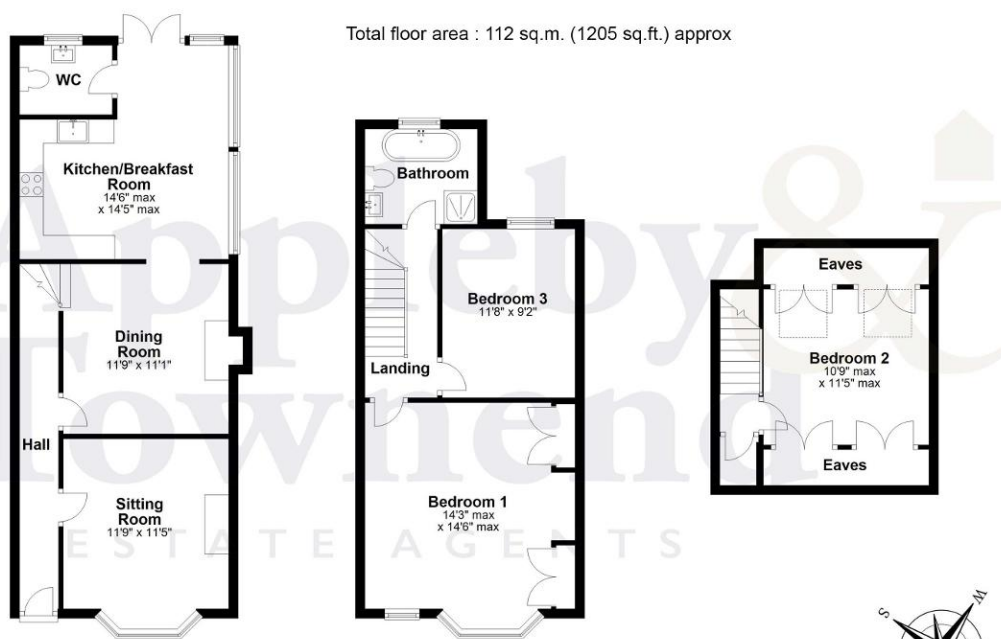
- Semi detached family home
- Bright and spacious sitting room
- Desirable kitchen / breakfast room
- Three double bedrooms
- Wonderful landscaped rear garden
- Plenty of period features
- Large dining room with wood burner
- Downstairs WC
- Family bathroom with separate shower
- Off road parking for one car





Floor Plan

Total floor area : 112 sq.m. (1205 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 of efficiency can be given.

ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 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

4D Broad Lane Farm
Seend
Melksham
Wiltshire, SN126RJ

Tel: 01225 983 910
E-mail: help@applebyandtownend.co.uk
Web: www.applebyandtownend.co.uk