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Residential Sales



Westbourne Road, Trowbridge





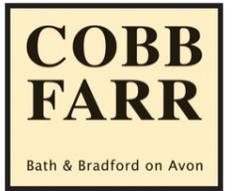
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26 Westbourne Road
Trowbridge
BA14 0AJ

Set within this popular tree lined street, this stunning semi-detached Victorian home offers 3 generous bedrooms and finished to a high standard whilst retaining elegant period features.

Tenure: Freehold

Offers in Excess of
£350,000



Situation

26 Westbourne Road is situated in a sought after conservation area close to the town centre, railway station and schools yet positioned away from busy roads thus affording a peaceful setting. Trowbridge is the County town of Wiltshire and provides a full range of amenities including various supermarkets and retail outlets, swimming pool and sports centres, library, doctors and dental surgeries, cinema complex with various bars and restaurants and the mainline railway station which provides direct access to the cities of Bath, Bristol and London (Paddington and Waterloo). There are also numerous primary schools and three secondary schools.

The World Heritage City of Bath is approximately 12 miles distant and provides a full range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath, cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

The M4 motorway is also within easy access with junctions 17 and 18 both approximately 17 miles away.

General Information

Services: We are advised that all mains services are connected.

Heating: Gas fired central heating

Local Authority: Wiltshire Council

Council Tax Band: Band C – £2,400.81

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Description

Perfectly situated in this popular road, this beautifully presented 3 bedroom Victorian home has been thoughtfully renovated by the current owners, combining period charm with modern comfort.

The property is accessed via an attractive tiled hallway leading to a bright and inviting living room featuring a charming fireplace and flows seamlessly through double doors into a stylish dining room, complete with a log burner and elegant herringbone flooring. To the rear, the kitchen/breakfast room is well appointed with a range of fitted floor and wall mounted units, alongside integrated appliances, all finished to a high standard.

All 3 bedrooms retains its own period fireplace and benefits from fitted storage. The first floor offers a spacious principal bedroom, a third bedroom and a well-equipped family bathroom whilst the second floor provides a generous second bedroom and eaves storage.

Externally, the property enjoys both front and rear gardens with convenient side access. The rear garden is particularly private, predominantly laid to level lawn and complemented by two decked seating areas. A substantial garden shed/summer house with light and power provides excellent additional space, along with external power points.

Accommodation

Ground Floor

Hallway

With decorative tiled flooring, part glazed external front door, radiator, stairs rising to first floor.

Living Room

With front aspect window and shutters, paneling on the wall, feature fireplace with tile hearth and exposed brick surround, radiator.

Dining Room

With herringbone flooring, double glazed doors into the living room, feature fireplace with log burner, built in storage and shelving, radiator.

Breakfast Room

With Herringbone flooring, 2 Velux windows, glazed bi fold doors to garden, exposed brick, wall mounted radiator, open plan to:-

Kitchen

With Herringbone flooring, rear aspect window, a range of floor and wall mounted units with wooden worktops incorporating a ceramic sink with mixer tap and drainer, 4 ring induction hob, space for plumbing of washing machine and dishwasher, integrated oven and microwave, tiled splash back.

First Floor

Landing

With stairs to second floor, access to all rooms, built in storage.

Bathroom

With hardwood flooring, rear aspect window and side aspect port window, WC, handwash basin with storage underneath, bath, double width walk in shower, radiator with towel rail.

Bedroom 1

With front aspect window, built in storage, Victorian cast iron feature fireplace, radiator.

Bedroom 3

With rear aspect window, Victorian cast iron feature fireplace, built in storage, radiator.

Second Floor

Bedroom 2

With front aspect feature window, Victorian cast iron feature fireplace, built in storage, eaves storage, two radiators.

Externally

Garden

To the front of the home is a walled, green garden with garden path, with side access to the rear of the home. The rear garden boasts two decked areas for seating, a manicured lawn and a substantial garden shed fitted with power.