

Sold

3 BEDROOM TERRACED | NEWTOWN, BA14 | £250,000

DESCRIPTION

This beautifully presented period home dates back to 1880, retaining many of its original features which have been thoughtfully fused with contemporary styling throughout. On the ground floor there is a lovely entrance hall providing access to two sitting rooms with fireplaces, an impressive kitchen / dining room and an under stairs cloakroom. Upstairs there are two large double bedrooms and a single and a modern fitted family bathroom. Outside and to the rear is a good sized, fully enclosed, private garden and driveway parking for two cars. All in all an impressive Tardis-like bay fronted Victorian house within easy walking distance to many amenities, the town centre and main line train station.

Frome Road is just a ten min walk from the town centre providing many amenities including an excellent selection of both primary and secondary schooling. There is also a cinema complex, a Marks & Spencer Food Hall and many other shopping facilities, sports facilities and a train station, all within easy walking distance.

Tenure: Freehold

Local authority: Wiltshire County Council

Council Tax Band:

Services: Mains gas, water, electricity and drainage

EPC rating: D



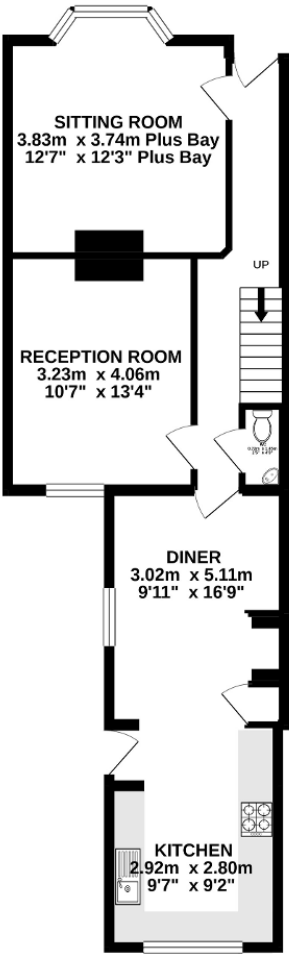
KEY FEATURES

- Period home
- Two large reception rooms
- Contemporary fitted kitchen / diner
- Modern fitted family bathroom
- Off road parking for two cars
- Retaining many original features
- Downstairs cloakroom
- Two large double bedrooms and a single
- Fully enclosed rear garden
- Close to many amenities

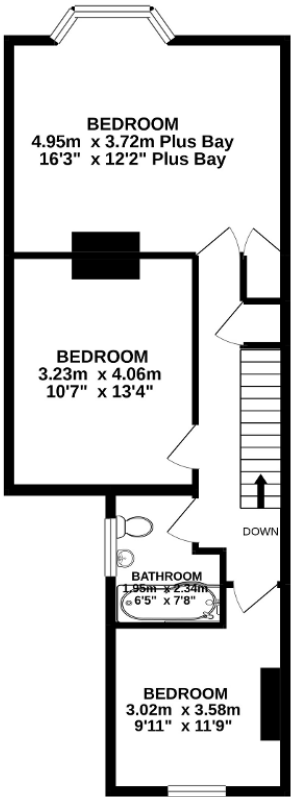




GROUND FLOOR
60.1 sq.m. (647 sq.ft.) approx.



1ST FLOOR
52.6 sq.m. (566 sq.ft.) approx.



89 NEWTOWN TROWBRIDGE
TOTAL FLOOR AREA : 112.6 sq.m. (1213 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		
69-80	C		78 C
55-68	D	59 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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