

Sold

4 BEDROOM SEMI-DETACHED | WESTBOURNE ROAD, BA14 | OFFERS IN EXCESS OF £425,000



## DESCRIPTION

A superb opportunity to purchase this wonderful four-bedroom Victorian family home, retaining most of its original features and in need of a little modernisation. This corner plot is well positioned within one of the most sought-after roads in Trowbridge and within easy walking distance of the train station and town centre. The best schools in the area are also within easy level walking distance. As you pass through the front door you will notice the original stunning Victorian tiled floor in the entrance hallway, providing access to a good-sized sitting room with a bay window and beautiful fireplace with wood burning stove, a dining room / snug with another wood burner and a recently fitted kitchen/breakfast room.

On the first floor there are two double bedrooms and a family bathroom with a separate W.C. and on the top floor there are two more bedrooms.

Outside and to the front is gated off road driveway parking for several cars which is rare for a property of this age, a fantastic side and rear garden providing plenty of space for any family and a lovely outside office / workshop with power and light.

All in all, an exciting adventure for any buyer looking to put their own touch on this historic house and offered with no onward chain.

Westbourne Road is just a ten minute 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 eight minutes to get to the train station! There is also a cinema complex, a Marks & Spences Food Hall and many other shopping facilities and many sports facilities all within easy walking distance.

Tenure: Freehold

Council Tax Band: D

Services: Mains gas, water, electricity and drainage

Local authority: Wiltshire County Council

EPC rating: F





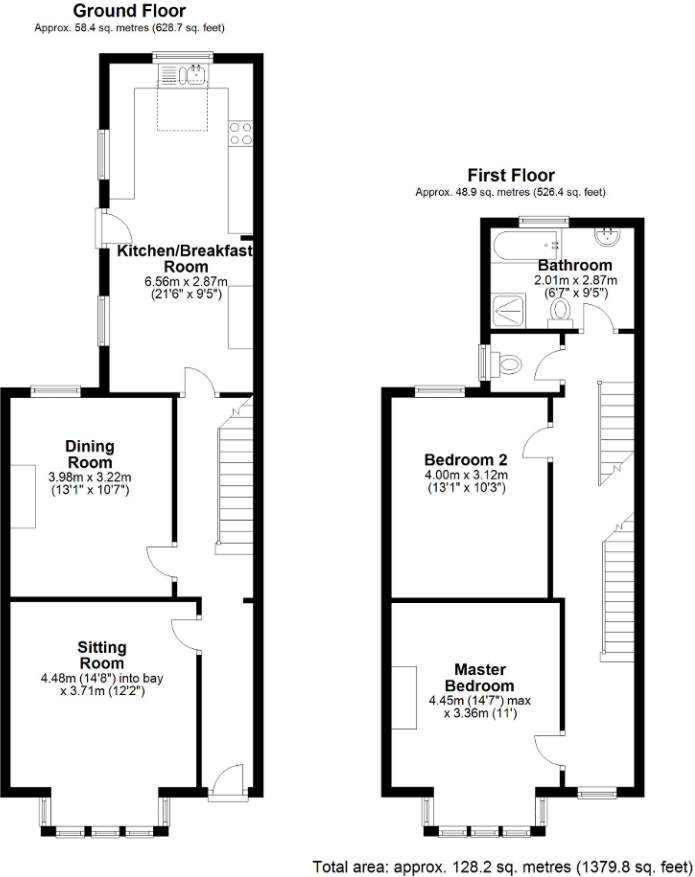
## KEY FEATURES

- Victorian family home
- Sitting room with bay window
- Wonderful kitchen / breakfast room
- Good sized corner plot
- Garden office / workshop
- Plenty of original features
- Second sitting room / dining room
- Four bedrooms
- Gated off road parking
- No onward chain









ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64   D
39-54	E		
21-38	F	25   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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