





## DESCRIPTION

This beautiful two bedroom Victorian terraced home is located in a quiet tucked away location and within easy walking distance to the town centre.

The current owner has really made the most of the space, with lovely open plan living downstairs including a contemporary style kitchen with plenty of storage and a gorgeous sitting room with the original fireplace. Upstairs there is one double and a single bedroom with a shower room in between.

There is a delightful fully enclosed garden which gets plenty of sun and is perfect for pottering around in. Ideal for entertaining guests in this wonderful weather. All in all, the perfect first time buy.

Ideally situated in a very quiet and tucked away location and offers good access to all the local amenities found in the town which is within a five minute walk. There is excellent access to local through routes and commuters are well served with Trowbridge Rail Station (London Paddington) found just a ten minute walk away.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: A

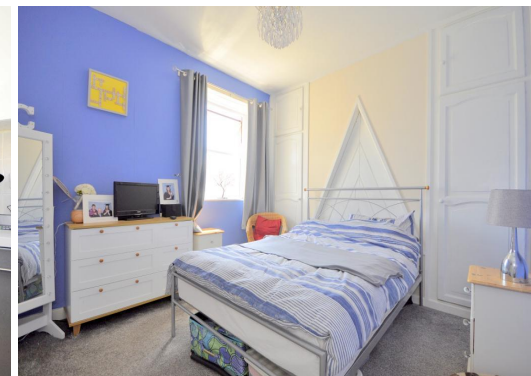
EPC Rating: D

Mains gas, electricity, water and drainage connected.



## KEY FEATURES

- Beautiful Victorian terraced home
- Close to town
- Period features
- Two bedrooms
- Delightful fully enclosed sunny garden
- Secluded location
- Modern open plan living
- Desirable fitted kitchen
- Shower room
- Fantastic first time buy







Floor Plan



Total area: approx 526.0 sq. feet

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C		
55-68	D	66   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](mailto:help@applebyandtownend.co.uk)  
Web: [www.applebyandtownend.co.uk](http://www.applebyandtownend.co.uk)