



3 Victoria Road
TROWBRIDGE Wiltshire BA14 7LH
£645,000



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Substantial Grade II listed Victorian Villa with four bedrooms, en suite and pleasing secluded tended grounds. Driveway with ample parking and double garage.

Description

An elegant and substantial Grade II listed mature double bay fronted Victorian residence located in a highly regarded location. The home dates back to around 1850 and retains a wealth of features including original tiled flooring in the entrance hall, picture rails, archways, fireplaces, stained glass and panel doors. Two of the main double bedrooms enjoy large bay sash windows and built in wardrobes and cupboards. Another particular feature is the large kitchen that offers a wide range of wall and base units. Outside iron gates open over a long driveway that leads to the secluded parking area and detached double garage. The walled level garden incorporates lawn, patio and gravel areas along with mature planting, hedging, and trees.

Storm Porch

Arched with tiled flooring and original stained glass wood door having stained half moon window over along with original stained glass arched windows to side.

Grand Entrance 14'4 x 9'2 (4.37m x 2.79m)

Original terracotta tiled floor, double panel radiator, dado, wood arch

Inner Hall 15'5 x 7'1 (4.70m x 2.16m)

Staircase with balustrade and half landing and store cupboard under.

Sitting Room 20'9 x 15'7 (6.32m x 4.75m)

Large bay window to the front, sash window to side elevation, feature Adam style fireplace surround with grate, picture rail and cornice, T.V. aerial point, wall lights.

Drawing Room 14'3 x 14' (4.34m x 4.27m)

Large sash window to front, coving and carpet, picture rail, double panel radiator, gas fireplace having tiles and mantle.

Dining Room 12'1 x 13'9 (3.68m x 4.19m)

With feature ornate fireplace with grate and tiles, recessed cupboard and shelves, opening to:

Conservatory 12'8 x 14'1 (3.86m x 4.29m)

A period style addition with windows and doors to rear garden, wall lights.

Breakfast Area 9'2 x 13'5 (2.79m x 4.09m)

Radiator, fireplace, Dado rail, laminate flooring, coving

Kitchen 11'10 x 9'1 (3.61m x 2.77m)

Windows to the side elevation and to the rear elevation, a pleasing kitchen offering a wide range of panelled fronted wall and base units incorporating stressed effect porcelain knobs. Built in hob and extractor hood, laminate flooring, recessed lights. The kitchen is complimented with granite work tops and splashbacks.

Utility Room 8'3 x 9'1 (2.51m x 2.77m)

Window and door to rear, plumbing for washing machine, Butler's sink and wood drainer double radiator.

Cloakroom 5'11 x 7'4 (1.80m x 2.24m)

Window to rear, pedestal wash basin, close coupled WC, panelled wall, single radiator.

Half Landing

Sky light and wall lights.

Main Landing

Picture rail, smoke alarm, radiator.

Bedroom One 13'3 min 20'10 max x 12'10 (4.04m min 6.35m max x 3.91m)

Sash window to front, double radiator, built in wardrobes and cupboards, coving, picture rail

En Suite Shower Room 7'5 x 9'11 (2.26m x 3.02m)

Window to side, shower enclosure, basin and vanity unit, wc, heated towel rail.

Bedroom Two 14'3 x 14'1 (4.34m x 4.29m)

Sash window to front, radiator, built in wardrobes

Bedroom Three 11'11 x 14' (3.63m x 4.27m)

Two windows to rear, radiator, built in wardrobes, picture rail and access to attic.

Bedroom Four 11'11 x 9'1 (3.63m x 2.77m)

Sash window to front, radiator, picture rail, access to attic.

Bathroom 13' x 8'11 (3.96m x 2.72m)

Windows to the rear and side, substantial size with towel radiator, suite with panel bath, double shower cubicle, pedestal wash basin and w/c, tiled flooring, coved ceiling.

Boiler Outhouse

With Worcester gas boiler, wood panel walls, tiled roof.

Outside

An iron gate opens over a pathway leading to the arched tiled entrance porch with tended gardens to the side along with Yew hedging.

A further set of iron gates open over a long driveway that leads to the secluded parking area and detached double garage. The walled level garden incorporates lawn, patio and gravel areas along with mature planting, hedging, and trees.

Double Garage

With roller door, rear access door, power and light.

Reasons For Selling

Downsizing locally.

Viewing Arrangements

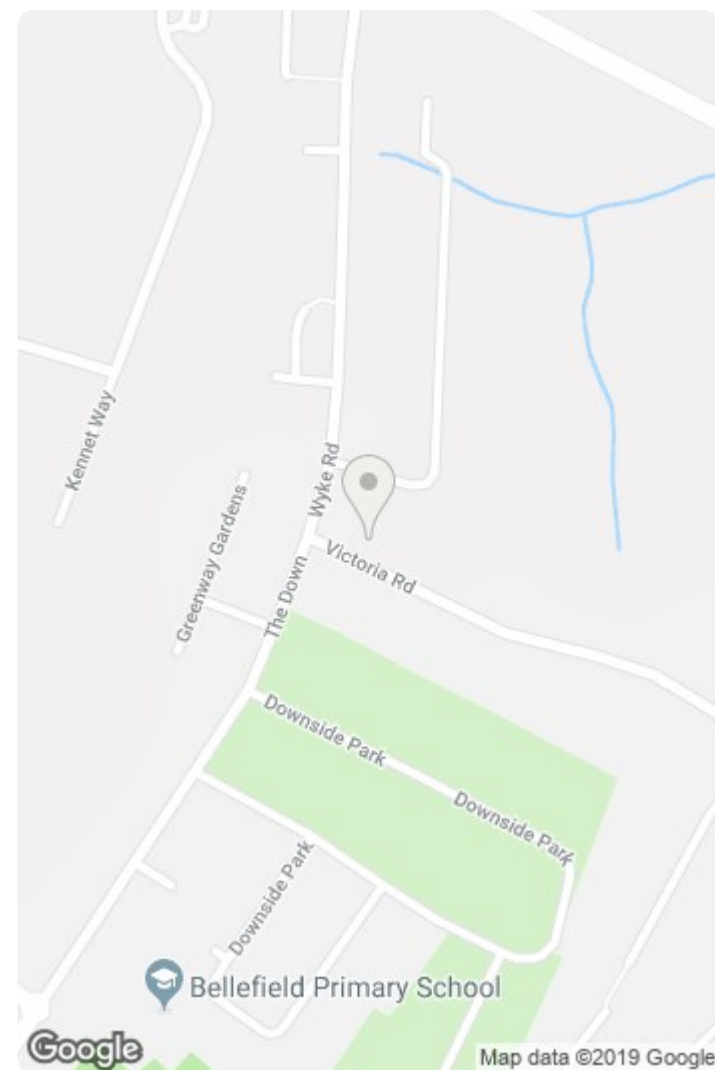
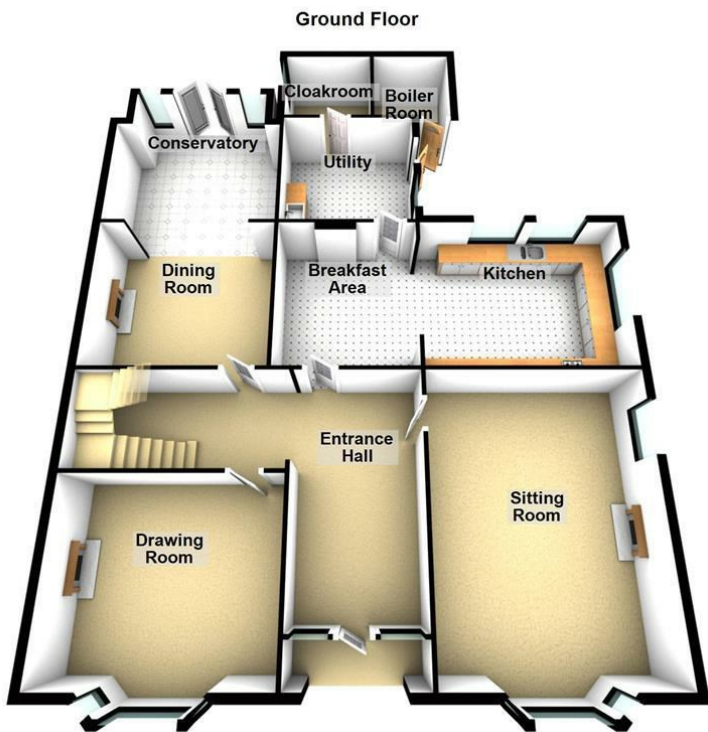
By appointment with DK Residential 01225 759123
dkresidential@btconnect.com

Opening Hours - Monday to Friday 9am to 6pm
Saturday 9am to 4pm

Stamp Duty

Purchased at £645,000 - £22,250
Second Home - £41,600
FTB - £22,250





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A1 (91-100)		
A2 (81-90)		
B1 (71-80)		
B2 (61-70)		
C1 (51-60)		
C2 (41-50)		
D1 (31-40)		
D2 (21-30)		
E1 (11-20)		
E2 (1-10)		
F1 (1-10)		
F2 (1-10)		
G1 (1-10)		
G2 (1-10)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
A1 (1-10)		
A2 (11-20)		
B1 (21-30)		
B2 (31-40)		
C1 (41-50)		
C2 (51-60)		
D1 (61-70)		
D2 (71-80)		
E1 (81-90)		
E2 (91-100)		
F1 (1-10)		
F2 (11-20)		
G1 (21-30)		
G2 (31-40)		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

