





📍 30 Avonvale Road, Trowbridge, Wiltshire, BA14 8QS

🔗 Offers In Excess Of £375,000

A deceptively spacious and well presented, four bedroom, three reception room, two bathroom, detached, family house which offers the benefit of a self contained annex on the ground floor, private, well enclosed garden and driveway parking.

- Three Bedroom House Plus One Bedroom, Self Contained Annex
- Two/Three Reception Rooms
- Well Presented
- UPVC Double Glazing & Gas Central Heating
- Extended On The Ground Floor
- Private, Well Enclosed Garden
- Driveway Parking
- Popular Location, Close To The Town Centre

🏠 Freehold

🏠 EPC Rating D





A deceptively spacious and well presented, detached, family house which offers the benefit of a self contained annex on the ground floor, private, well enclosed garden and driveway parking. The property is conveniently situated on the edge of the town centre, within walking distance of the new Integrated Care Centre and a number of other amenities.

The accommodation within the main house comprises; entrance porch, hall, good sized 20' sitting room with feature fireplace, dining room/family room addition, kitchen with modern units, two double bedrooms with built in wardrobes, one single bedroom with built in cupboard, bathroom with white suite including a jacuzzi bath and separate W.C.

The self contained annex offers accommodation comprising; entrance vestibule, hall, sitting room, kitchen with built in oven and hob, one double bedroom with built in wardrobes and en suite shower room.

Externally; there is a predominately lawned garden to the front with path to front door and access to the side of the property leading to the rear. Directly to the rear of the property there is a private, paved patio seating area which leads onto a section of lawn with well stocked flower and shrub beds to the side, gravelled area, lovely summer house with power and a large shed/workshop. The garden is well enclosed and enjoys a good deal of privacy.

Store/workshop with up and over door to front, door to side, power and lighting. Driveway parking for two cars in front.

#### **Situation**

Avonvale Road is situated just off Seymour Road, close to the town centre of Trowbridge, which is the County town of Wiltshire. The town offers a wide 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 a mainline railway station providing direct access to the cities of Bath, Bristol and London Waterloo. There are also numerous primary schools and three secondary schools. The World Heritage City of Bath is about 12 miles away and provides an extensive range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath Spa, a cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

#### **Property Information**

Council Tax Band; D

EPC Rating; D

Freehold

Mains Services

Gas Fired Central Heating & UPVC Double Glazing



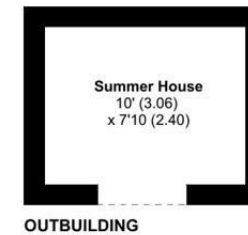
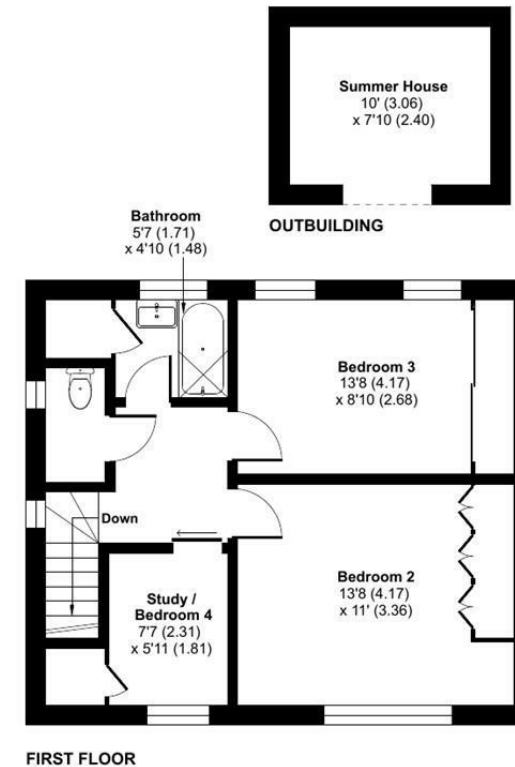
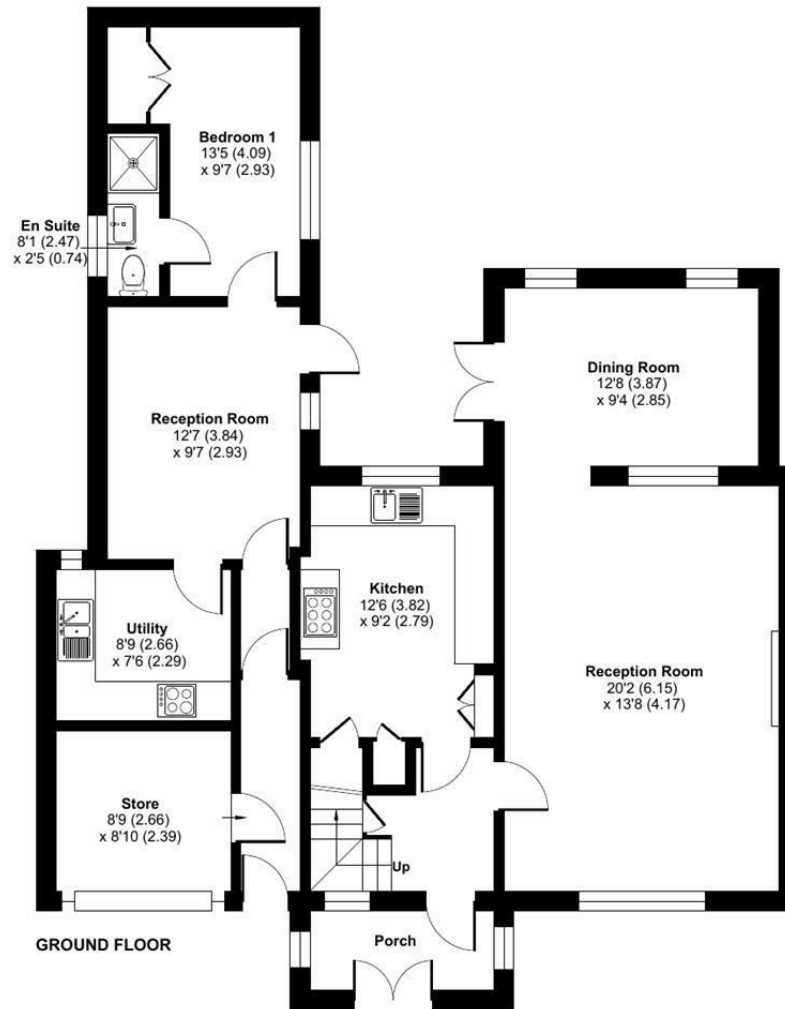
## Avonvale Road, Trowbridge, BA14

Approximate Area = 1576 sq ft / 146.4 sq m

Outbuilding = 79 sq ft / 7.3 sq m

Total = 1655 sq ft / 153.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Strakers. REF: 1485835

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