



4 Hummingbird Gardens

Trowbridge BA14 7GF

A well presented, two DOUBLE bedrooms, semi-detached family home situated within the well regarded Southview Park development on the outskirts of town, close to school, shop, countryside walks, River Biss & town centre. This ideal first time/investment purchase boasts entrance hall, living room, fitted kitchen/diner and family bathroom. Additional features include UPVC double glazing, gas central heating, tandem parking for two cars and good sized enclosed private gardens. Viewing is highly recommended.

Guide Price £225,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Part glazed panelled door to the front. Radiator. Smoke alarm. Stairs to the first floor. Fuse box. Heating control panel. Panelled door to the:

Living Room

14'1 x 9'2 (4.29m x 2.79m)

UPVC double glazed window to the front. Two radiators. Television point. Wood effect flooring. Panelled door to under stairs storage cupboard. Panelled door to the:

Kitchen/Diner

12'6 x 9'5 (3.81m x 2.87m)

UPVC double glazed window to the rear. Radiator. Range of wall and base mounted units with tiled surrounds and contrasting rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor hood over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Enclosed gas combi boiler. Space for table. Wood effect flooring. Double glazed door to the rear. Panelled door to the:

Cloakroom

Radiator. Pedestal wash hand basin with tiled splash-backs and w/c with dual push flush. Wood effect flooring. Extractor fan.

FIRST FLOOR

Landing

Radiator. Access to loft space. Balustrade. Smoke alarm. Panelled doors off and into:

Bedroom One

12'8 x 9'2 (3.86m x 2.79m)
UPVC double glazed window to the rear. Radiator. Television and telephone points.

Bedroom Two

12'8 x 8'9 (3.86m x 2.67m)
UPVC double glazed window to the front. Radiator. Panelled door to storage cupboard.

Bathroom

Towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Shaving point and extractor fan. Vinyl flooring.

EXTERNALLY

To The Front

Path to the front door with storm porch over and entrance light. Area laid to lawn and border with a variety of plants and shrubs. Hedgerow enclosing. Gated side pedestrian access. Power point.

To The Rear

Good sized enclosed gardens with private aspect comprising patio area to the immediate rear, area laid to lawn and area laid to bark chippings enclosed by timber sleepers. Outside tap, power point and light. Enclosed by fencing with gated side pedestrian access.

Parking

Tandem driveway for two cars - see map.



Tenure **Freehold**
Council Tax Band **B**
EPC Rating

Ground Floor

Approx. 28.1 sq. metres (302.8 sq. feet)



First Floor

Approx. 28.1 sq. metres (302.8 sq. feet)



Total area: approx. 56.3 sq. metres (605.7 sq. feet)




KINGSTONS
Trowbridge Office

5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact

01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.