



## 46 Ramsbury Walk

Trowbridge BA14 0UU

A fantastic opportunity to purchase a terraced freehold house situated in the popular Wiltshire Drive area close to the town centre and railway station. This ONE double bedroom property boasts open plan living room & kitchen, dressing area off bedroom with double wardrobes and shower room. Benefits include double glazing, electric heating, south facing front garden and gravel driveway providing off road parking for 1-2 vehicles. Ideal first time or investment purchase - offered for sale with no onward chain - viewing is highly recommended.

**Offers Over £150,000**



## ACCOMMODATION

All measurements are approximate

### Living Room

14'0 x 13'8 (4.27m x 4.17m)

Obscured double glazed door to the front. Double glazed window to the front. Storage heater. Television point. Smoke alarm. Fuse box. Wood effect flooring. Stairs to the first floor. Opening to the:

### Kitchen

10'8 x 7'3 (3.25m x 2.21m)

Double glazed window to the front. Range of wall, base, drawer and larder units with tiled splash-backs and rolled top work surface. Stainless steel single sink drainer unit with mixer tap. Space for cooker. Plumbing for washing machine. Space for dryer. Space for fridge/freezer. Wood effect flooring.

## FIRST FLOOR

### Landing

Panelled door to the:

### Bedroom

11'10 x 10'8 (3.61m x 3.25m)

UPVC double glazed window to the front. Storage heater. Panelled door to to over stairs storage cupboard. Doorway to the:



### **Dressing Area**

4'1 x 3'2 (1.24m x 0.97m)

Double wardrobe with panelled doors enclosing. Panelled door to the:

### **Shower Room**

Obscured double glazed window to the front. Three piece white suite with tiled surrounds comprising shower cubicle with electric shower over and bi-fold doors enclosing, wash hand basin and w/c.

### **EXTERNALLY**

#### **To The Front**

Gravel driveway providing off road parking for 1-2 vehicles. South facing garden laid to lawn and enclosed by fencing and walling. External storage cupboard.



Tenure **Freehold**  
Council Tax Band **A**  
EPC Rating **E**

### Ground Floor

Approx. 24.7 sq. metres (265.5 sq. feet)

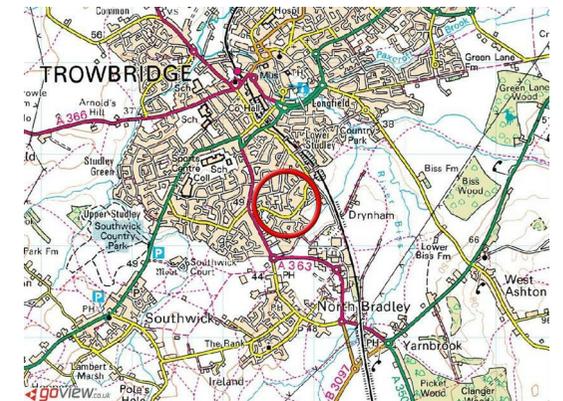
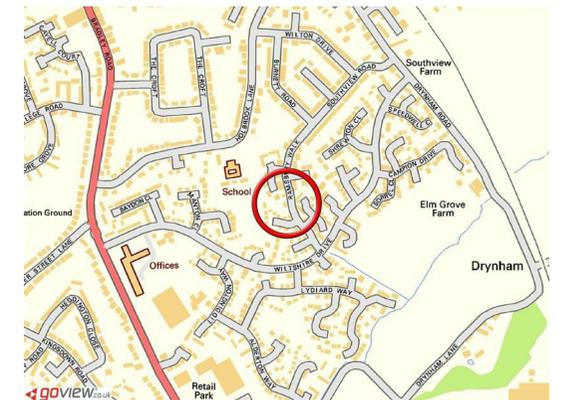


### First Floor

Approx. 21.2 sq. metres (228.6 sq. feet)



Total area: approx. 45.9 sq. metres (494.2 sq. feet)



  
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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.