



**KINGSTONS**



## 1 Cavell Court

Trowbridge BA14 0HH

- Spacious Modern Semi-Detached Family Home
- Lounge/Dining Room & Kitchen
- Three Double Bedrooms
- UPVC D/G & Gas Central Heating
- Driveway Providing Off Road Parking
- Near to Play Park, Town Centre, Schools & Train Station
- Cloakroom, En Suite & Bathroom
- New Carpets Throughout
- Good Sized West Facing Garden
- No Onward Chain

**Guide Price £265,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Panelled door to the front. Radiator. Stairs to the first floor. Fuse box. Panelled doors off and into:

### Kitchen

9'10 x 8'6 (3.00m x 2.59m)  
UPVC double glazed window to the front. Radiator. Range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Built-in electric oven and four-ring gas hob with extractor over. Plumbing for washing machine and dishwasher. Vinyl flooring.

### Lounge/Dining Room

15'5 x 15'3 max (4.70m x 4.65m max)  
UPVC double glazed window and French doors to the rear. Two radiators. Television and telephone points.

### Cloakroom

Radiator. Two piece white suite comprising corner pedestal wash hand basin and w/c with push flush. Extractor fan.

## FIRST FLOOR

### Landing

UPVC double glazed window to the front. Radiator. Balustrade. Stairs to the second floor. Wall mounted Ideal combi boiler - installed 2022. Smoke alarm. Panelled doors off and into: airing cupboard

### Bedroom Two

13'1 x 8'5 (3.99m x 2.57m)  
Two UPVC double glazed windows to the rear. Radiator. Large triple built-in wardrobe with sliding mirrored doors enclosing.

### Bedroom Three

9'10 x 8'11 (3.00m x 2.72m)  
UPVC double glazed window to the front. Radiator.

### Family Bathroom

Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over, pedestal wash hand basin and w/c with push flush. Extractor fan.

## SECOND FLOOR

### Landing

Smoke alarm. Panelled door to:

### Bedroom One

17'2 x 11'8 max (5.23m x 3.56m max)  
UPVC double glazed window to the front. Double glazed Velux window to the rear. Radiator. Access to loft space. Television point.

### En Suite Shower Room

Double glazed Velux window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains shower and folding doors enclosing, pedestal wash hand basin and w/c. Extractor fan.

## EXTERNALLY

### To The Front

Path to the front door with storm porch over. Areas laid to lawn. Driveway providing off road parking.

### To The Rear

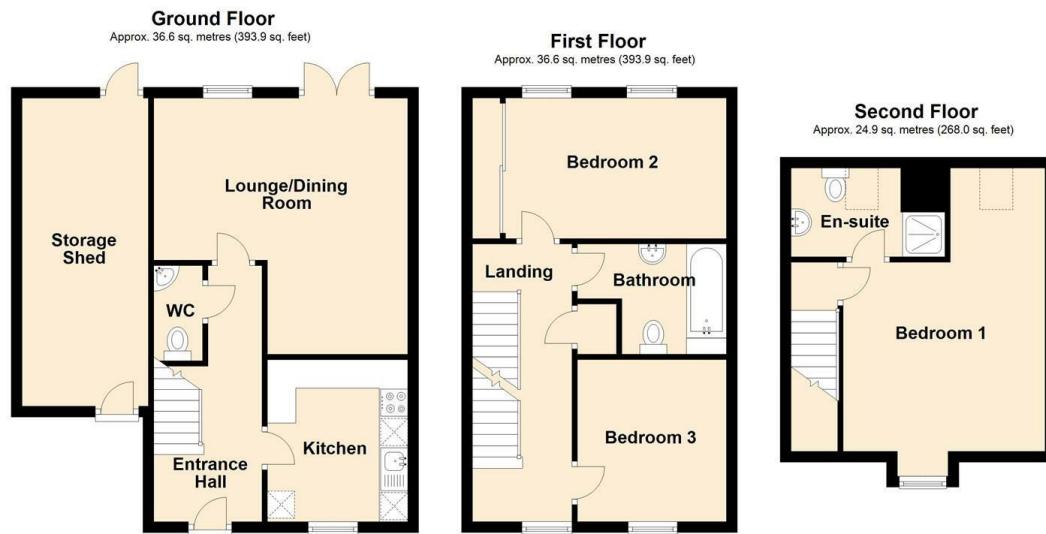
Good sized enclosed, west facing garden comprising small paved area to the immediate rear and area laid to lawn. Garden shed. Enclosed by fencing.

### Storage Shed

18'8 x 7'8 (5.69m x 2.34m)  
Timber construction with Perspex roof and doors to the front and rear.



Tenure **Freehold**  
Council Tax Band **D**  
EPC Rating **C**



Total area: approx. 98.1 sq. metres (1055.8 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.

