



KINGSTONS



2 Longfield Road

Trowbridge BA14 7AB

A deceptively spacious and updated three bedroom semi-detached family home on a large corner plot with potential to extended (subject to planning) Situated in an established residential area close to the town centre, railway station and cinema/restaurant complex. Accommodation comprises entrance hall, living room, refitted kitchen/diner, refitted cloakroom and refitted family bathroom. Benefits include UPVC double glazing, gas central heating with modern combi boiler, gardens to the front, side and rear; and driveway providing parking for three vehicles. Offered for sale with no onward chain - Viewing recommended.

Offers Over £230,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed door to the front. UPVC double glazed window to the side. Stairs to the first floor. Wood effect flooring. Door to the:

Living Room

14' x 13'6 max (4.27m x 4.11m max) UPVC double glazed window to the front. Radiator. Wood effect flooring and coving. Television point. Doorway to the:

Refitted Kitchen/Diner

13'2 x 8'9 (4.01m x 2.67m) Two UPVC double glazed windows to the rear. Range of wall, base, drawer and larder units with tiled splash-backs and rolled top work surfaces. Stainless steel sink unit with mixer tap. Electric cooker with stainless steel splash-back and extractor hood over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Tiled flooring and inset ceiling spotlights. UPVC double glazed door to the side. Door to under stairs storage cupboard. Door to the:



Refitted Cloakroom

Obscured UPVC double glazed window to the side. Three piece white suite with tiled surrounds comprising wash hand basin with cupboard under and w/c with enclosed cistern. Tiled flooring. Wall mounted combi boiler.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Access to loft space. Smoke alarm. Doors off and into:

Bedroom One

13'5 x 9'6 (4.09m x 2.90m)
UPVC double glazed window to the front. Radiator. Built-in wardrobes. Wood effect flooring.

Bedroom Two

10'0 x 8'8 (3.05m x 2.64m)
UPVC double glazed window to the rear. Radiator. Built-in wardrobes. Wood effect flooring.

Bedroom Three

10'4 x 6'10 (3.15m x 2.08m)
UPVC double glazed window to the front. Radiator. Wood effect flooring.

Refitted Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with tiled

surrounds comprising panelled bath with mains shower over and glass screen enclosing, wash hand basin with cupboard under and w/c. Tiled flooring. Extractor fan.

EXTERNALLY

To The Front

Path to the front door with storm porch over. Area laid to lawn. Enclosed by fencing and hedgerow. Opening to the:

To The Side & Rear

Good sized corner plot garden comprising areas laid to lawn. Brick built storage shed. External tap. Driveway providing parking for up to three vehicles. Enclosed by fencing with double gates providing access to driveway.



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

Ground Floor

Approx. 35.2 sq. metres (378.4 sq. feet)

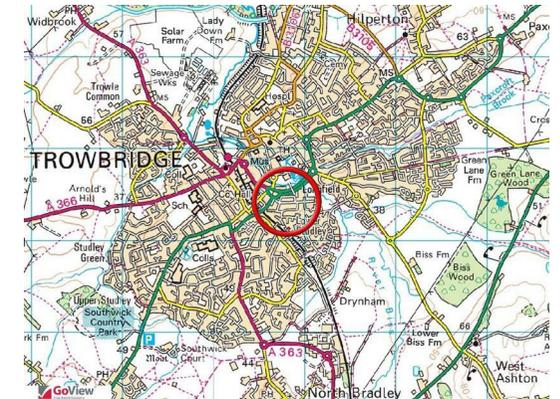


First Floor

Approx. 35.2 sq. metres (378.4 sq. feet)



Total area: approx. 70.3 sq. metres (756.8 sq. feet)




KINGSTONS
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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.