

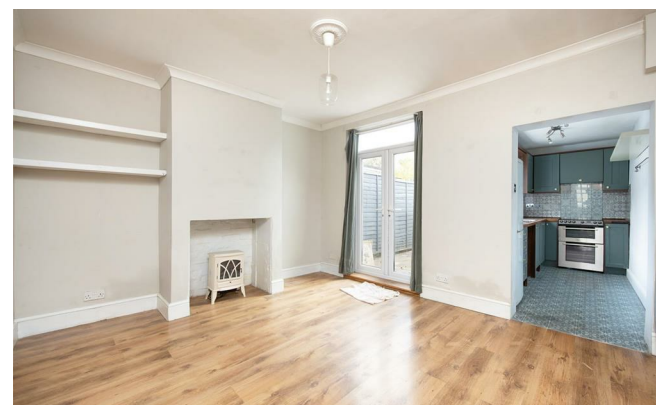


## 10 Adcroft Street

Trowbridge BA14 8PF

A fantastic opportunity to purchase a deceptively spacious Grade II Listed terrace house off the well regarded Adcroft Street close to supermarket, town centre & railway station. The updated interior boasts living room, dining room, refitted kitchen, two bedrooms, bathroom and loft room. Additional features include UPVC double glazing, Wifi electric ceramic radiators and enclosed private landscaped garden. Viewing is highly recommended, no onward chain.

**Guide Price £199,500**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

UPVC double glazed door to the front. Wood effect flooring. High level cupboard housing fuse box and electric meter. Stairs to the first floor. Smoke alarm. Doors off and into:

### Living Room

12'9" x 9'6" (3.90 x 2.90)

UPVC double glazed window to the front. Wifi electric ceramic radiator. Feature open fireplace with hearth, exposed brick work and wood mantle. Coving. Television point.

### Dining Room

12'11" x 10'9" (3.96 x 3.30)

UPVC double glazed French doors to the rear. Wifi electric ceramic radiator. Under stairs recess with built-in cupboards. Wood effect flooring, Doorway to the:

### Kitchen

11'1" x 5'7" (3.38 x 1.72)

UPVC double glazed window to the side. Selection of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Electric cooker point. Plumbing for washing machine. Space for fridge/freezer. Vinyl flooring.



## FIRST FLOOR

### Landing

Smoke alarm. Doors off and into:

### Bedroom One

13'0" x 12'11" (3.97 x 3.96)

UPVC double glazed window to the front. Wifi electric ceramic radiator. Range of built-in wardrobes and drawers. Picture rail.

### Bedroom Two

11'4" x 6'6" (3.46 x 1.99)

UPVC double glazed window to the rear. Wifi electric ceramic radiator. Door to stairs leading up to loft room.

### Bathroom

Obscured UPVC double glazed window to the rear. Chrome heated towel rail. Three piece white suite with part tiled surrounds comprising corner bath with electric shower over, pedestal wash hand basin and w/c. Tiled flooring. Extractor fan.

## SECOND FLOOR

### Loft Room

12'11" x 12'7" min (3.95 x 3.84 min)

UPVC double glazed Velux window to the rear. Built-in cupboards. Access to eaves. Smoke alarm.

## EXTERNALLY

### To The Front

Enclosed courtyard area.

### To The Rear

Enclosed landscaped garden with private aspect comprising courtyard area to the immediate rear, partially covered decked area, area laid to lawn, variety of plants and shrubs, and pathway leading to large paved patio area. Outside tap. Garden shed. All enclosed by fencing.

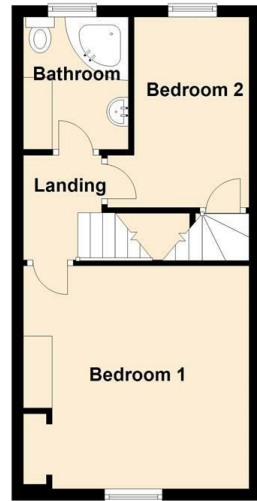


Tenure **Freehold**  
Council Tax Band **B**  
EPC Rating **E**

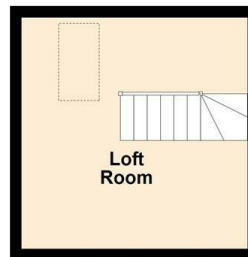
**Ground Floor**  
Approx. 38.4 sq. metres (413.3 sq. feet)



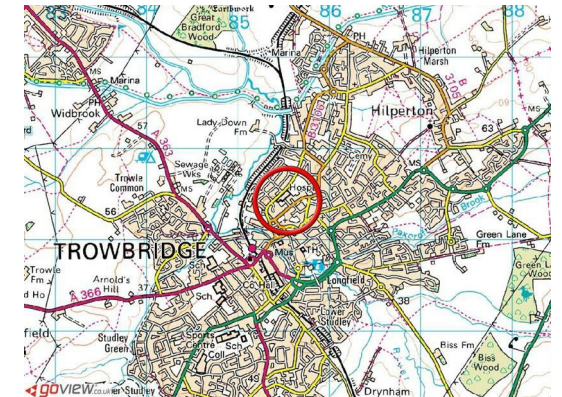
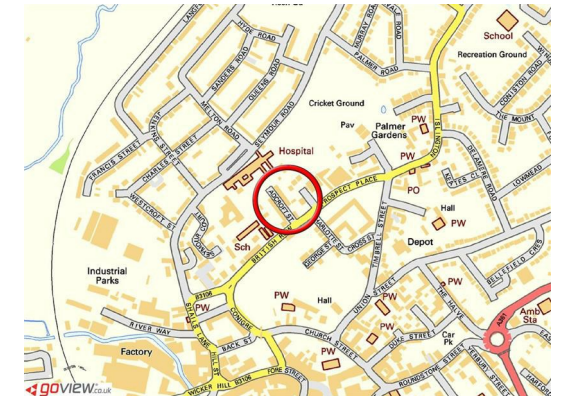
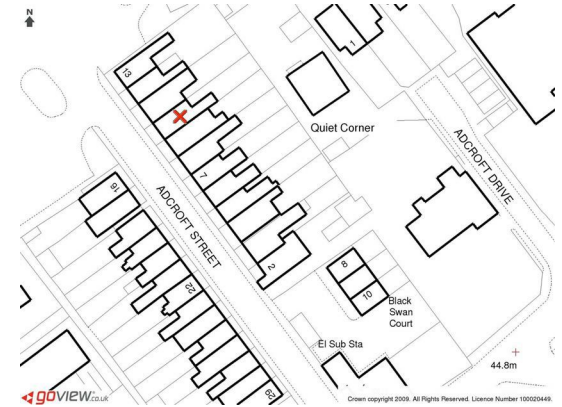
**First Floor**  
Approx. 32.1 sq. metres (345.7 sq. feet)



**Second Floor**  
Approx. 15.7 sq. metres (169.3 sq. feet)



Total area: approx. 86.2 sq. metres (928.3 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.