



## 154 Silver Street Lane

Trowbridge BA14 0JY

- Detached Chalet Style Property Situated on a Good-Sized Plot
- Requires Complete Program of Refurbishment
- Three Bedrooms
- First Floor Bathroom
- Garage & Driveway
- Well Regarded Area close to Schools, Shops & Country Park
- Two Reception Rooms & Kitchen
- Ground Floor Shower Room
- Good Sized Front & Rear Garden
- No Onward Chain

**Guide Price £325,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Porch

Glazed door to the front. Glazed door to the:

### Entrance Hall

Window to the side. Radiator. Doors off and into: cloak cupboard. Stairs to the first floor.

### Living Room

14'4 x 12'6 (4.37m x 3.81m)

Window to the front. Radiator. Tiled fireplace. Wall lights and coving. Window and glazed door to the:

### Dining Room

10'0 x 7'11 (3.05m x 2.41m)

Windows and doors to the rear. Radiator. Coving. Door to the shower room. Door to the:

### Kitchen

10'11 x 8'11 (3.33m x 2.72m)

Window to the rear. Radiator. Base mounted units. Single sink, double drainer unit. Cooker point. Doorway to under stairs storage cupboard. Door to larder cupboard with window to the side and shelving. Floor standing boiler - not working. Tiled flooring and coving. Door to the hall. Door to the:



**Lean-to**

11'7 x 6 (3.53m x 1.83m)  
Hot and cold water taps. Power and lighting. Door to the side.

**Bedroom Two**

11'8 x 11'0 (3.56m x 3.35m)  
Window to the front. Radiator.

**Shower Room**

Window to the rear. Radiator. Shower cubicle and wash hand basin. Door to the garage. Door to the:

**Separate W/C**

Window to the rear. W/C.

**FIRST FLOOR****Landing**

Window to the rear. Doors off and into: airing cupboard housing hot water tank.

**Bedroom One**

15'8 x 11'4 (4.78m x 3.45m)  
Window to the front. Radiator. Access to eaves storage.

**Bedroom Three**

10'5 x 9'2 (3.18m x 2.79m)  
Window to the front. Radiator. Access to eaves storage. Access to loft space.

**Bathroom**

Window to the side. Towel radiator.

Bath with shower over and wash hand basin.

**Separate W/C**

Window to the side. W/C.

**EXTERNALLY****To The Front**

Driveway providing off road parking for several vehicles. Raised bed, area laid to lawn and a variety of plants and shrubs. Gated side pedestrian access to the rear. Enclosed by fencing and walling.

**To The Rear**

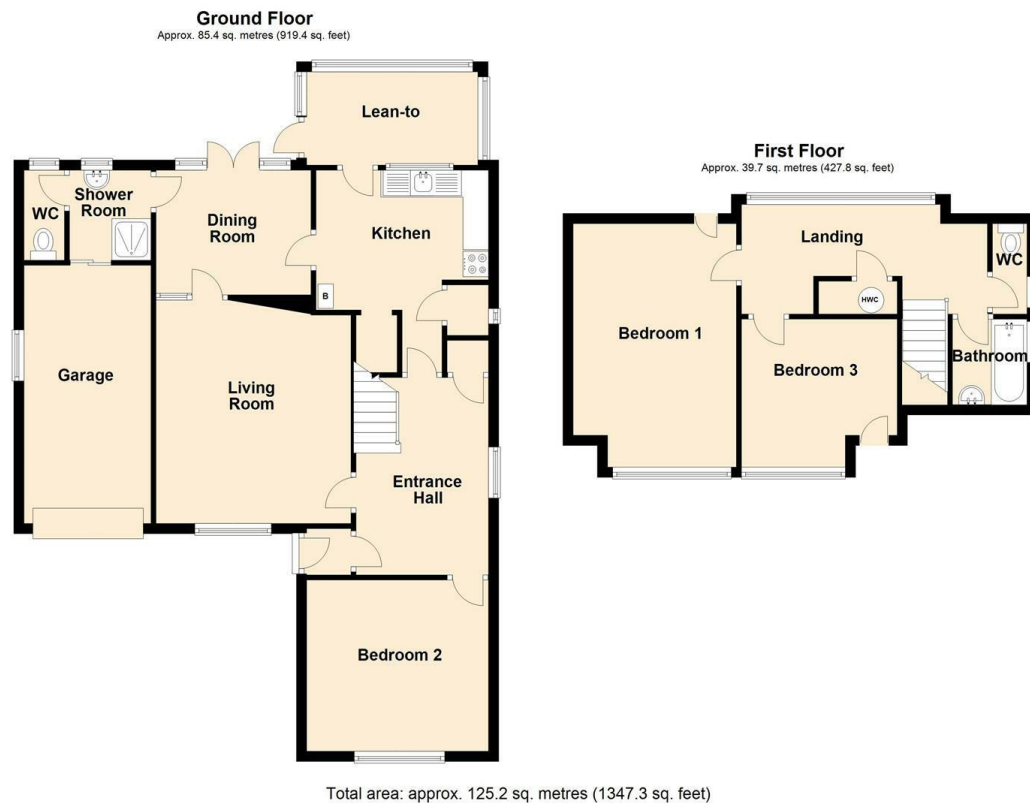
Good sized enclosed garden comprising area laid to lawn and a variety of plants, trees and shrubs. Garden shed. Enclosed by fencing and walling.

**Garage**

18'8 x 8'0 (5.69m x 2.44m)  
Up and over door to the front. Window to the side. Power. Door to the shower room.



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



  
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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.

