



## 12 Cedar Grove Trowbridge BA14 0HS

A three bedroom semi-detached, ex local authority, family home, tucked away in a cul-de-sac location and situated within the well regarded College Road area close to schools, college, White Horse business park and retail park. The accommodation comprises entrance hall, dual aspect living room, kitchen/dining room, family bathroom, three good sized bedrooms, good sized enclosed gardens and large garage/workshop. The property whilst in a habitable condition would benefit from a program of refurbishment and the vendors are suited and ready to move.

**Offers Over £240,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Porch (requires repair)

Obscured glazed door to the front. Obscured glazed windows to the front and side. Obscured glazed door to the:

### Hallway

Radiator. Stairs to the first floor. Tiled flooring. Coat hanging space. Door to storage cupboard with UPVC double glazed window to the front, fuse box, electric meter and light. Glass panelled doors off and into:

### Living Room

17'11" x 12'6" (5.48 x 3.82)

UPVC double glazed window to the front. Radiator. Brick built feature fireplace with open fire and free standing electric fire. Brick built display/media unit. Television and telephone points. Wall lights and ceiling rose. Double glazed sliding patio doors to the rear. Smoke alarm.



### **Kitchen/Dining Room**

17'11" x 12'10" max (5.48 x 3.92 max)  
UPVC double glazed windows to the side and rear. Radiator. Freestanding kitchen with part tiled surrounds. Double stainless steel sink drainer unit with mixer tap and cupboard under. Freestanding cupboard with drawers. Space for gas cooker with stainless steel Smeg extractor hood over. Plumbing for washing machine. Alcove with shelving. Space for table. Tiled flooring. Wall mounted boiler and central heating controls. Double glazed door to the side. Door to under stairs storage cupboard with shelving.

### **FIRST FLOOR**

#### **Landing**

UPVC double glazed window to the rear. Obscured glazed window to the rear. Radiator. Access to loft space. Doors off and into:

#### **Bedroom One**

12'6" x 10'4" (3.82 x 3.16)  
UPVC double glazed window to the front. Radiator. Telephone point.

#### **Bedroom Two**

11'6" x 9'8" (3.52 x 2.95)  
UPVC double glazed window to the front. Radiator. Double wardrobe recess with shelving and hanging rail. Louvered double doors to airing cupboard housing hot water tank and shelving.

### **Bedroom Three**

9'4" x 7'6" (2.87 x 2.30)  
UPVC double glazed window to the rear. Radiator.

### **Family Bathroom**

Obscured UPVC double glazed window to the side. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, pedestal wash hand basin and w/c. Vinyl flooring.

### **EXTERNALLY**

#### **To The Front**

Path to the front door. Area laid to lawn with tree and shrubs. Enclosed by fencing and walling. Gated side pedestrian access to the rear.

#### **To The Rear**

Good sized enclosed garden with private aspect comprising paved patio area to the immediate rear, area laid to lawn, gravel area. Garden shed. Lean-to greenhouse. Outside tap. All enclosed by fencing and walling.

#### **Garage/Workshop**

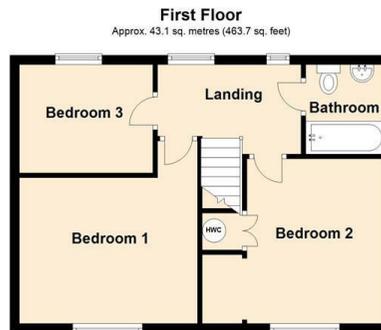
16'1" x 11'8" (4.91 x 3.56)  
Up and over door to the front. Window and door to the rear. Power and lighting.

#### **Parking**

There is communal parking to the side of house and garage.



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



Total area: approx. 105.9 sq. metres (1140.2 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.

