



KINGSTONS



36 Drynham Road

Trowbridge BA14 0PE

- Spacious Victorian House Set Back Off Tree Lined Road
- Living Room Open Plan to Dining Room
- Three Good Sized Bedrooms
- UPVC Double Glazing & Gas central Heating
- Large Garage/Workshop & Parking
- Close to Schools, Shops, Public House & Countryside
- Kitchen & Breakfast Room
- Refitted En Suite & Family Bath/Shower Room
- Good Sized Private Garden
- No Onward Chain - Viewing Recommended

Guide Price £285,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Replacement obscured double glazed, composite door to the front. Radiator. Original tiled flooring, coving and feature archway. Smoke alarm. Panelled door to the:

Dining Room

13'4 x 11'5 (4.06m x 3.48m)

UPVC double glazed window to the rear. Radiator. Feature fireplace with wood mantle and tiled hearth. Panelled door to understairs storage cupboard with shelving. Panelled door to the kitchen. Wood flooring, picture rail and coving. Smoke alarm. Opening to the:

Living Room

10'8 x 10'5 (3.25m x 3.18m)

UPVC double glazed window to the front. Feature fireplace with wood mantle, granite hearth and cast-iron insert. Wood flooring, wall lights, picture rail and coving. Television point.

Kitchen

9'9 x 9'0 (2.97m x 2.74m)

UPVC double glazed window to the side. Solid wood base mounted units with tiled splash-backs and solid wood work tops. Belfast sink with mixer tap. Range Master gas cooker. Plumbing for washing machine. Space for fridge/freezer. Quarry tiled flooring and wall lights. Wall mounted Worcester boiler. Smoke alarm. Opening to the:



Breakfast Room

11'8 x 8'4 (3.56m x 2.54m)

Double glazed French doors to the rear. Radiator. Slate tiled flooring. Smoke alarm. Panelled door to storage cupboard with shelving. Obscured UPVC double glazed door to the rear.

FIRST FLOOR

Landing

Stairs to the second floor. Smoke alarm. Panelled doors off and into:

Bedroom One

14'2 x 10'5 (4.32m x 3.18m)

Two UPVC double glazed windows to the front. Radiator. Wood flooring and picture rail. Smoke alarm. Panelled door to the:

Refitted En Suite Shower Room

Three piece white suite with part tiled surrounds comprising shower cubicle with mains rainfall shower over and bi-fold doors enclosing, pedestal wash hand basin and w/c. Extractor fan. Painted wood flooring.

Bedroom Three

9'1 x 8'11 (2.77m x 2.72m)

UPVC double glazed window to the rear. Radiator. Wood flooring and picture rail.

Refitted Family Bath & Shower Room

UPVC double glazed window to the rear. Victorian style towel radiator. Four piece white suite with part tiled surrounds comprising freestanding rolled top bath with shower mixer tap, shower cubicle with mains rainfall shower over and fold door enclosing, pedestal wash hand basin and w/c. Extractor fan. Tiled flooring.

SECOND FLOOR

Landing

Access to eaves storage. Panelled door to:

Bedroom Two

13'1 x 12'7 max (3.99m x 3.84m max)

UPVC double glazed window to the rear. Two double glazed Velux windows to the front. Radiator. Wood flooring and inset ceiling spotlights. Smoke alarm. Access to boarded eaves storage.

EXTERNALLY

To The Front

Gate and path leading to the front door. Borders with a variety of plants and shrubs. Enclosed by railings and walling.

To The Rear

Good sized enclosed private garden comprising patio area to the immediate rear, areas laid to lawn and a variety of plants, trees and shrubs. Pathway leading to gravel area, garage/workshop and parking. Outside tap. All enclosed by fencing with pedestrian gate to the rear leading to off road parking.

Garage/Workshop

16'3 x 11'2 (4.95m x 3.40m)

UPVC double glazed windows to the rear and side. UPVC double glazed door to the rear.



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



Total area: approx. 122.9 sq. metres (1323.1 sq. feet)




KINGSTONS
Trowbridge Office

5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact

01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

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.