



25 Kingsdown Road

Trowbridge BA14 0LB

- Beautifully Presented, Recently Redecorated & Newly Carpeted
- Close to Shop, Primary School & Countryside
- Dining Room with Patio Doors onto Garden
- Refitted Bathroom & Separate W/C
- Block Paved Double Driveway
- Three Bedroom Semi-Detached Family Home Off the Well Regarded Silver St Lane
- Living Room with Feature Fireplace
- Modern Fitted Kitchen
- UPVC D/G, Modern Gas C/H & Air-Conditioning
- Turn Key Property - No Chain

Offers Over £250,000



ACCOMMODATION

All measurements are approximate

Entrance Porch

UPVC double glazed window and door to the front. Fuse box. Coat hanging space. Matwell. Virgin media point. Panelled door to the:

Living Room

19'5" x 12'6" (5.94 x 3.83)

UPVC double glazed window to the front. Two radiators. Feature fireplace with living flame gas fire inset. Air-conditioning unit. Coving. Stairs to the first floor. Television and telephone points. Smoke alarm. Archway to the:

Dining Room

11'5" x 9'6" (3.50 x 2.91)

UPVC double glazed patio doors to the rear. Radiator. Panelled door to the:

Kitchen

11'5" x 9'0" (3.50 x 2.75)

UPVC double glazed window to the rear. Radiator. Selection of modern wall and base mounted units with tiled splash-backs and rolled top work surfaces. Twin circular, stainless steel sinks with mixer tap. Electric cooker with extractor over. Plumbing for washing machine. Fridge/freezer and counter top dishwasher included. Stone tiled flooring. Door to under stairs storage cupboard with gas meter, shelving and light. Obscured UPVC double glazed door to the side.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Air-conditioning unit. Coving. Access to boarded loft space. Smoke alarm. Panelled doors off. Door to airing cupboard housing Worcester combi boiler and shelving.

Bedroom One

10'10" x 10'4" (3.32 x 3.17)
UPVC double glazed window to the front. Radiator. Built-in double wardrobe with cupboards over. Coving.

Bedroom Two

10'8" x 10'2" (3.27 x 3.10)
UPVC double glazed window to the rear. Radiator. Built-in double wardrobe with cupboards over.

Bedroom Three

8'0" x 7'10" (2.44 x 2.41)
UPVC double glazed window to the front. Radiator. Wood effect flooring and coving.

Refitted Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Two piece white suite with tiled surrounds comprising panelled bath with Mira shower over and glass screen enclosing and pedestal wash hand basin. Tiled flooring. Corner mirrored cabinet.

Refitted Cloakroom

Obscured UPVC double glazed window to the rear. Radiator. Metro tiled surrounds and white w/c with dual push flush. Tiled flooring and coving.

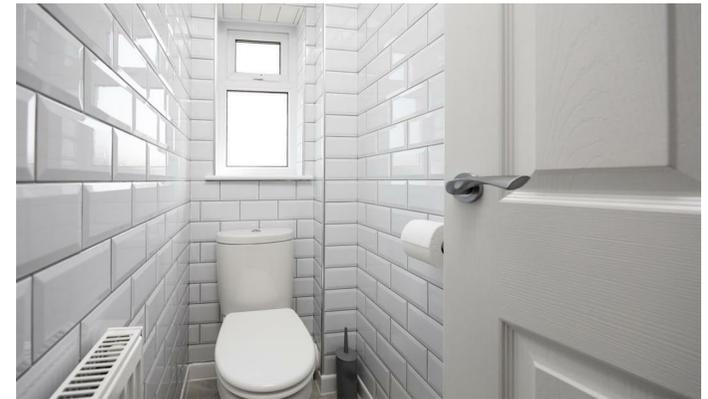
EXTERNALLY

To The Front

Path to the front door. Block paved double driveway providing off road parking. Gravel borders. Gated side pedestrian access to the rear. Electric meter.

To The Rear

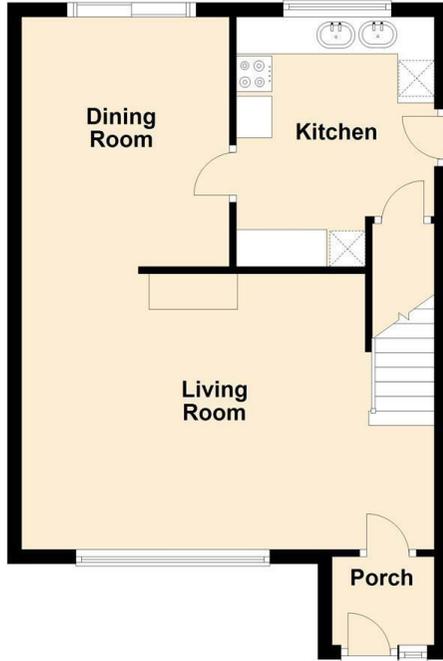
Enclosed low maintenance rear garden with private aspect comprising paved patio area to the immediate rear, areas laid to lawn and paved path to additional paved patio area. External tap and power points. Covered side passageway with polycarbonate roof and solar lighting.



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

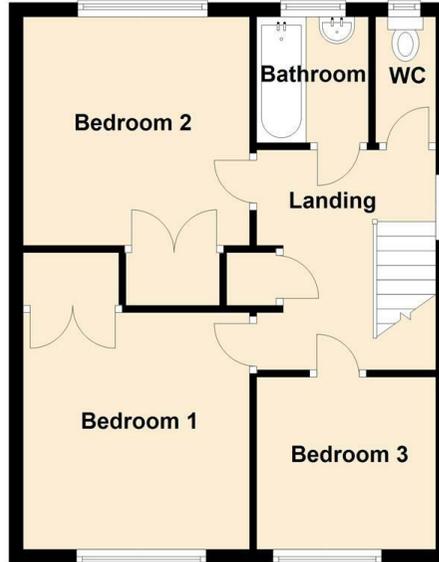
Ground Floor

Approx. 45.5 sq. metres (489.4 sq. feet)

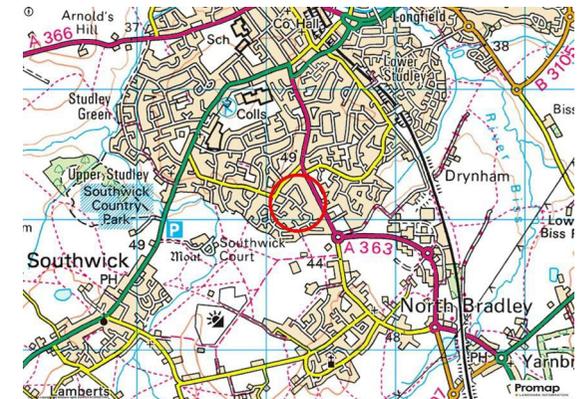


First Floor

Approx. 43.5 sq. metres (468.6 sq. feet)



Total area: approx. 89.0 sq. metres (957.9 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.