




KINGSTONS

31 Wingfield Road

Trowbridge BA14 9EE

A fantastic opportunity to purchase an updated ground floor maisonette in a converted period property situated close to schools, park, railway station and town centre amenities. Accommodation comprises living room open plan to modern kitchen, double bedroom and refitted bathroom. Benefits include low maintenance charges, shared freehold, UPVC double glazing, gas central heating with combi boiler and off road parking. Ideal first time buy or investment.

Guide Price £130,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed door to the front. Radiator. Vinyl flooring. Smoke alarm. New wooden sliding door to the bathroom. Wooden door to:

Living Room

15'3 x 8'9 (4.65m x 2.67m)

UPVC double glazed window to front. Two radiators. Wood effect flooring and decorative panelling. Television point. Opening to the:

Kitchen

12'0 x 7'0 (3.66m x 2.13m)

UPVC double glazed window to the front. Range of modern wall, base and drawer units with tiled splash-backs and wood effect rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in electric oven and four-ring hob with extractor over. Plumbing for washing machine. Space for fridge/freezer. Wood effect flooring. Built-in cupboard. Small access door to storage. Smoke alarm. Door to:

Bedroom

12'1 x 9'11 max (3.68m x 3.02m max)

UPVC double glazed bay window to the side. Radiator. Smoke alarm.



Refitted Bathroom

Obscured UPVC double glazed window to the side. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mixer shower over and bi-fold screen enclosing, pedestal wash hand basin and w/c with dual push flush. Vinyl flooring. Door to airing cupboard housing combi boiler. Extractor fan.

EXTERNALLY

To The Front

Small entrance courtyard.

Off Road Parking Space

TENURE:

Shared freehold - The property was converted into four apartments in 1989, at which time each dwelling was given a 120 year lease. Three of the four own the freehold, with this apartment having a third share of the freehold, which will be included in the sale. We understand each leaseholder is responsible for the maintenance of the structure and area outside of their dwelling.

Charges:

£300pa into maintenance fund



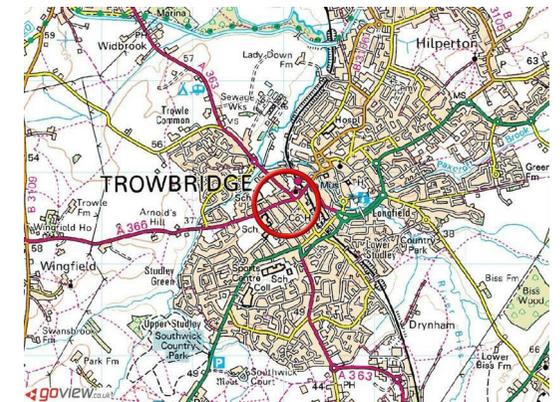
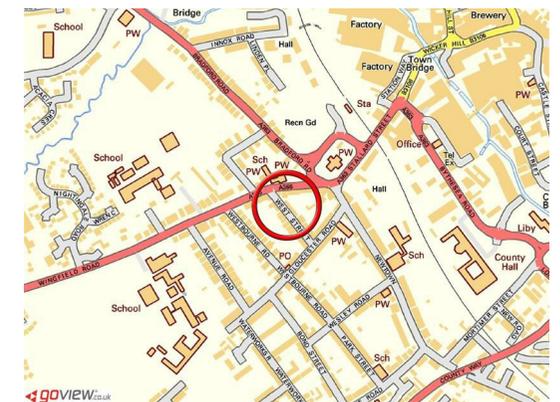
Tenure **Share of Freehold**
Council Tax Band **A**
EPC Rating **D**

Ground Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



Total area: approx. 38.4 sq. metres (413.7 sq. feet)




KINGSTONS
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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.