




KINGSTONS

3 Court Mills Polebarn Road

Trowbridge BA14 7XH

A three DOUBLE bedroom town house in a stunning converted Grade II Listed former mill building situated just off the town centre over-looking a park to the rear. Finished to a high specification, this spacious property boasts contemporary fitted kitchens with integrated appliances, luxury bathroom & en-suite shower rooms, gas central heating, courtyard garden, 2 allocated parking spaces and 5 year ICW building warranty. Viewing is strongly advised to appreciate the quality finish and size of accommodation this fantastic home has to offer. Vendor suited.

Offers In Excess Of £260,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Hardwood door to the front. Radiator. Smoke alarm. Stairs to the first floor. Wood effect vinyl flooring. Solid wood doors off and into:

Cloakroom

Radiator. Corner wash hand basin with tiled splash-backs and w/c with push flush. Wood effect vinyl flooring. Extractor fan.

Living Room Open Plan to Kitchen

18'9" x 15'11" (5.72 x 4.85)

Living Area

Window to the rear. Two radiators. Television point. Wood effect vinyl flooring and inset ceiling spotlights. Exposed beam. Solid wood door to large under stairs storage cupboard housing wall mounted gas fired combi boiler. Part glazed door to the rear.

Kitchen Area

Window to the front. Range of modern wall and base mounted units with solid wood work surfaces and metro tiled surrounds. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor hood over. Integrated dishwasher and fridge/freezer. Wood effect vinyl flooring and inset ceiling spotlights. Exposed beam. Smoke alarm.



FIRST FLOOR

Landing

Window to the rear. Radiator. Smoke alarm. Stairs to the second floor. Exposed beams. Solid wood doors off and into:

Bedroom One

14'0" x 11'4" (4.27 x 3.45)
Can accommodate a king sized bed. Two windows to the front. Radiator. Exposed beam. Two built-in cupboards with solid wood doors enclosing. Solid wood door to:

En Suite Shower Room

Window to the front. Radiator. Three piece white suite comprising corner shower cubicle with mains shower and sliding doors enclosing, pedestal wash hand basin and w/c with enclosed cistern and push flush. Wood effect vinyl flooring and inset ceiling spotlights. Extractor fan.

Bathroom

Radiator. Three piece white suite comprising panelled bath with mains shower and screen, pedestal wash hand basin and w/c with push flush. Wood effect vinyl flooring and inset ceiling spotlights. Exposed beam. Extractor fan.

Utility Cupboard

Solid wood work surface. Plumbing for washing machine. Wood effect vinyl flooring.

SECOND FLOOR

Landing

Window to the front. Radiator. Smoke alarm. Exposed beam. Access to loft space. Solid wood doors off and into:

Bedroom Two

18'4" max x 9'9" (5.59 max x 2.97)
Two windows to the rear. Radiator. Exposed beams.

Bedroom Three

12'0" x 8'7" (3.66 x 2.62 (3.65 x 2.61))
Window to the front. Radiator. Exposed beams.

EXTERNALLY

To The Front

Entrance light. Letter box. Gravel borders. Gas meter. Steps up to communal area laid to lawn with mature trees.

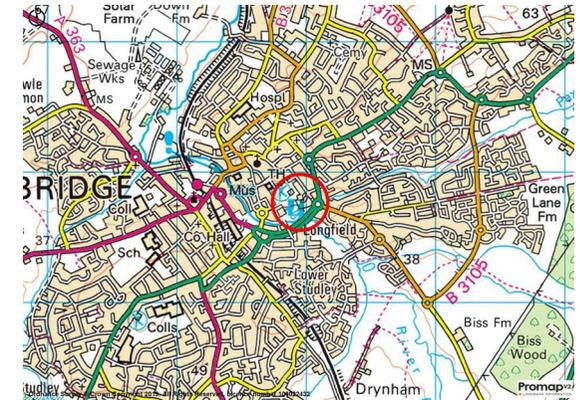
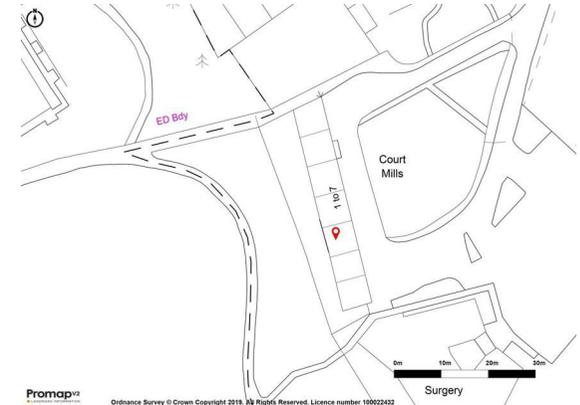
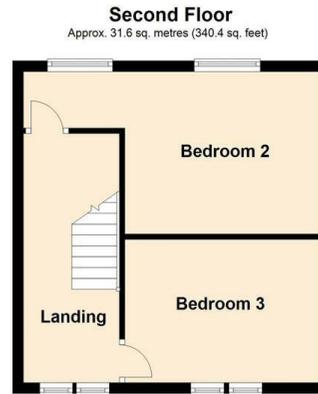
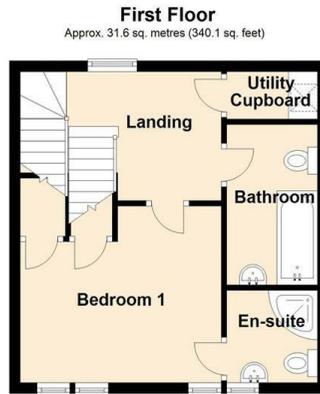
To The Rear

Enclosed west facing courtyard gardens over looking the town park comprising area laid to artificial lawn and decked area. Outside light. Enclosed by fencing and railings.

Two Allocated Parking Spaces



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




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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.