



KINGSTONS



14 Union Street

Trowbridge BA14 8RU

- Spacious Modern Town House
- One/Two Reception Rooms
- Three/Four Bedrooms
- UPVC Dg & Gas CH
- Garage & Parking
- Close to Amenities & Railway Station
- Kitchen/Dining Room
- Cloakroom & Bathroom
- Courtyard Garden
- No Onward Chain

Offers Over £250,000





Family Room

11'11" x 10'11" max (3.63 x 3.33 max)
Panelled door to the front. UPVC double glazed window to the front. Radiator. Understairs storage cupboard. Tiled flooring. Panelled door to the:

Inner Hall

Stairs to the first floor. Tiled flooring. smoke alarm. Telephone point. Coat hanging space. Panelled door to the:

Kitchen/Dining Room

11'9" x 10'7" (3.58 x 3.23 (3.59 x 3.22))
UPVC double glazed window and French doors to the rear. Radiator. Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in electric oven and four-ring gas hob with extractor hood over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Enclosed boiler. Heating controls. Fuse box. Tiled flooring. Space for table.

FIRST FLOOR Landing

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



Living Room/Bedroom

11'11" x 10'7" (3.63 x 3.23 (3.62 x 3.22))

Two UPVC double glazed windows to the rear. Two radiators.

Cloakroom

Radiator. Two piece white suite comprising pedestal wash hand basin and w/c. Vinyl flooring. Extractor fan.

Bedroom Three

11'9" x 7'10" (3.58 x 2.39)

Two UPVC double glazed windows to the front. Radiator.

SECOND FLOOR Landiing

Access to loft space. Smoke alarm. Panelled doors off to bedroom. Double panelled doors to the bathroom.

Bedroom One/Office

11'10" x 10'10" max (3.61 x 3.30 (3.60 x 3.29) max)

Two UPVC double glazed windows to the rear. Radiator. Panelled door to the: airing cupboard housing hot water tank and shelving.

Bedroom Two

11'10" x 7'10" (3.61 x 2.39 (3.60 x 2.40))

Two UPVC double glazed windows to the front. Radiator.

Bathroom

Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with electric shower over, pedestal wash hand basin and w/c with dual push flush. Extractor fan. Vinyl flooring.

EXTERNALLY

To The Front

Steps to the front door with entrance light. Gravel borders with railings.

Rear Garden

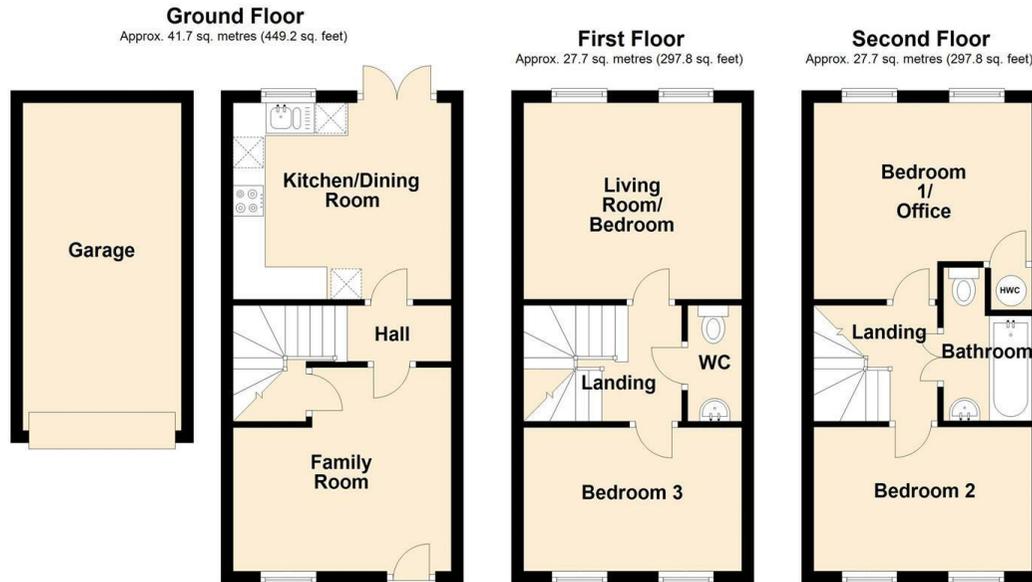
Enclosed, low maintenance courtyard garden with area laid to loose stone chipping. Gas and electric meters. Paved path to gated pedestrian access leading to the garage and parking. All enclosed by fencing.

Garage & Parking

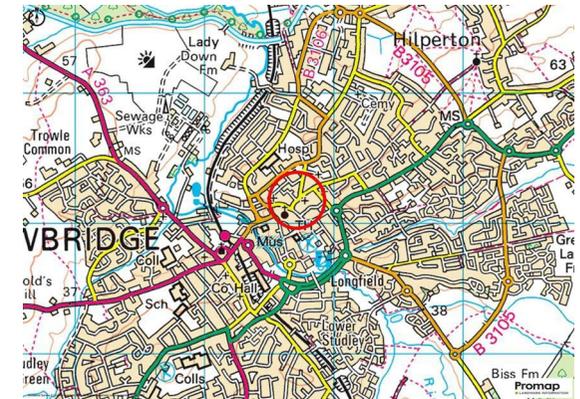
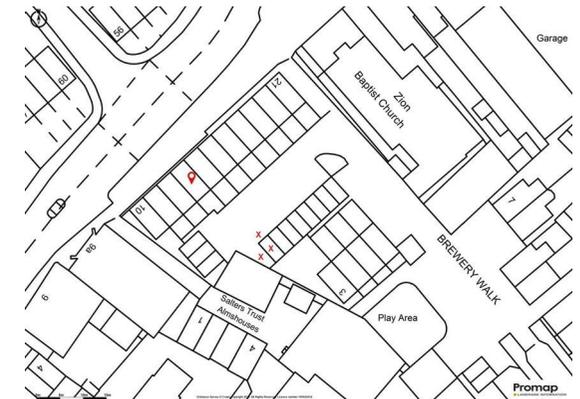
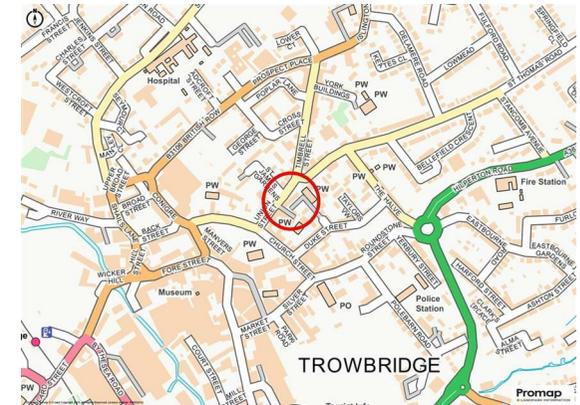
Refer to map (Refer to map)
Up and over door to the front. Parking space to the front and side.



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



Total area: approx. 97.1 sq. metres (1044.8 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.