



2 Cloford Close Trowbridge BA14 9DH

A fantastic opportunity to purchase a well presented four bedroom semi-detached family home on a large plot with potential to extend (Subject to planning). Situated within the well regarded Broadmead development on the BOA side of town close to shop, primary school, parkland walks and railway station. The spacious interior features living room, dining room, good sized kitchen, refitted cloakroom, four good sized bedrooms and refitted shower room. Additional features include UPVC double glazing, gas central heating with Worcester combi boiler, well stocked and established gardens, garage and driveway. Offered for sale with no onward chain - Viewing recommended.

Guide Price £339,950



ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed door to the front. Radiator. Stairs to the first floor. Wood effect flooring. Panelled door to the cloakroom. Glass panelled door to the kitchen. Glass panelled double doors to the:

Living Room

15'11 x 12'2 (4.85m x 3.71m)
UPVC double glazed bow window to the front. Radiator. Television point. Coving. Glass panelled double doors to the:

Dining Room

10'8 x 9'6 (3.25m x 2.90m)
UPVC double glazed window to the rear. Radiator. Coving. Doorway to the:

Kitchen

14'2 x 9'6 (4.32m x 2.90m)
UPVC double glazed windows to the rear and side. Radiator. Selection of wall and base mounted units with tiled splash-backs and laminate work surfaces. Stainless steel single sink, double drainer unit with mixer tap. Electric cooker point with extractor over. Washing machine included. Fridge/freezer included. Wood effect flooring and coving. Obscured UPVC double glazed door to the rear.



Refitted Cloakroom

Two piece white suite comprising wash hand basin with cupboard under and w/c with dual push flush. Wood effect flooring. Extractor fan.

FIRST FLOOR

Landing

UPVC double glazed arched window to the side. Balustrade. Smoke alarm. Access to loft space. Louvered double doors to storage cupboard with hanging rail and shelving. Doors off and into: airing cupboard housing Worcester combi boiler.

Bedroom One

13'8 x 12'1 (4.17m x 3.68m)
UPVC double glazed window to the front. Radiator. Coving.

Bedroom Two

12'0 x 9'10 (3.66m x 3.00m)
UPVC double glazed window to the rear. Radiator. Coving.

Bedroom Three

12'10 x 9'2 (3.91m x 2.79m)
UPVC double glazed window to the front. Radiator. Coving.

Bedroom Four

9'7 x 8'4 (2.92m x 2.54m)
UPVC double glazed window to the rear. Radiator. Coving.

Refitted Shower Room

Obscured UPVC double glazed window to the rear. Anthracite towel radiator. Three piece white suite with aqua-board surrounds comprising large walk-in shower enclosure with Mira shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with dual push flush. Vinyl flooring.

EXTERNALLY

To The Front & Side

Storm porch over front door with entrance light. Areas laid to lawn with well stocked and established borders, and hedgerow enclosing. Path and gate leading to gated side pedestrian access to the rear garden. Driveway providing off road parking.

To The Rear

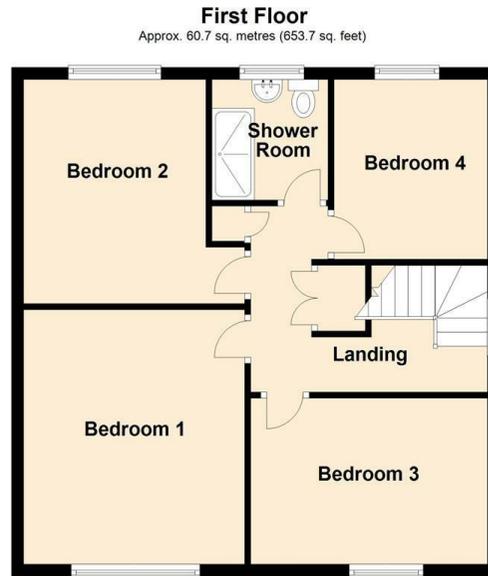
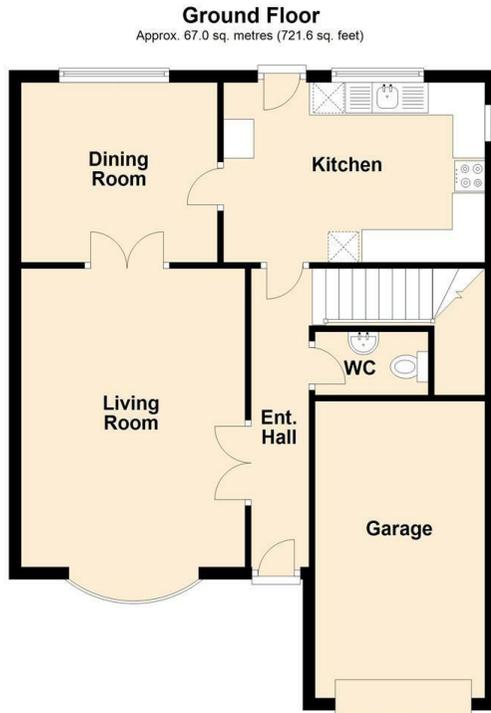
Enclosed south-east facing garden comprising patio area to the immediate rear, area laid to lawn with well stocked and established borders. Enclosed by fencing and walling.

Garage

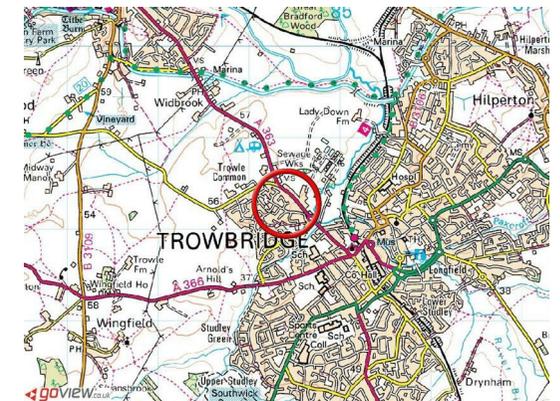
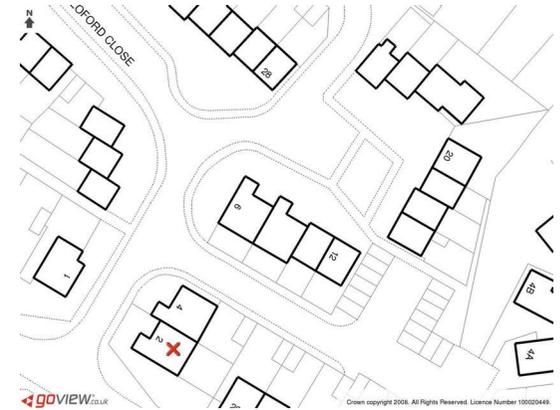
Up and over door to the front. Power and lighting.



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



Total area: approx. 127.8 sq. metres (1375.3 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.