



## 28 Seymour Road

Trowbridge BA14 8LT

A well presented and improved three bedroom semi-detached family home located close to the town centre, primary school, local shop and train station. Viewing recommended.

Accommodation comprises entrance porch and hall, living room, refitted kitchen/diner, cloakroom, utility/boot room, three bedrooms and family bathroom. Benefits include UPVC double glazing, gas central heating with upgraded boiler, driveway for two vehicles, and enclosed front and rear gardens. Viewing recommended.

**Guide Price £240,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Porch

UPVC double glazed door to the side. UPVC double glazed window to the front. Tiled flooring. Glazed door to the:

### Hallway

UPVC double glazed window to the side. Stairs to the first floor. Door to the:

### Living Room

14'5 x 13'2 (4.39m x 4.01m)  
UPVC double glazed window to the front. Radiator. Feature fireplace with electric fire inset. Coving. Television point. Doorway to the:

### Refitted Kitchen/Diner (2022)

13'2 x 8'9 (4.01m x 2.67m)  
Obscured UPVC double glazed door to the rear. Radiator. Range of modern wall, base and drawer units with under cupboard lighting, wood effect rolled top work surfaces. Inset stainless steel sink with glass splash-back and pull-down spray mixer tap. Built-in electric oven and four-ring hob with glass splash-back and extractor hood over. Plumbing for dishwasher. Space for fridge/freezer. Wood effect flooring, coving and inset ceiling spotlights. Doors off and into: under stairs storage cupboard.

### **Utility/Boot Room**

8'11 x 3'8 (2.72m x 1.12m)  
UPVC double glazed door to the front.  
UPVC double glazed window to the side. Wood effect rolled top work surface. Plumbing for washing machine. Tiled flooring.

### **Cloakroom**

Internal UPVC double glazed window to the side. Two piece white suite with tiled surrounds comprising wash hand basin and w/c with dual push flush. Tiled flooring.

## **FIRST FLOOR**

### **Landing**

UPVC double glazed window to the side. Radiator. Access to fully boarded loft space with pull-down ladder. Doors off and into:

### **Bedroom One**

13'2 x 9'5 (4.01m x 2.87m)  
UPVC double glazed window to the front. Radiator. Door to airing cupboard housing modern Worcester combi boiler (2018).

### **Bedroom Two**

9'9 x 9'6 (2.97m x 2.90m)  
UPVC double glazed window to the rear. Radiator.

### **Bedroom Three**

9'10 x 6'7 (3.00m x 2.01m)  
UPVC double glazed window to the front. Radiator.

### **Family Bathroom**

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with tiled surrounds comprising panelled bath with shower over, pedestal wash hand basin and w/c with dual push flush. Tiled effect vinyl flooring.

## **EXTERNALLY**

### **To The Front**

Gate and path to the front door. Areas laid to lawn and mixed borders with a variety of plants and shrubs. Path leading to the side and rear. Enclosed by hedgerow, fencing and walling.

### **To The Rear**

Enclosed courtyard garden. Outside tap. Enclosed by fencing and walling.

### **Parking**

Driveway providing off road parking for two vehicles.



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



Total area: approx. 77.3 sq. metres (831.6 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.

