



**KINGSTONS**



## 6 Rosedale Gardens

Trowbridge BA14 9TL

A fantastic opportunity to purchase a two bedroom semi-detached property within the well regarded Broadmead development close to primary school, pub, parkland walks and Tesco Express. This ideal first time purchase offers potential to extend (subject to P.P) and comprises entrance hall, living room, kitchen/diner and refitted shower room. Additional features include UPVC double glazing, gas central heating system with modern boiler (2023), good sized, low maintenance, south-easterly facing garden with private aspect, detached garage and block paved driveway. The property is sold with the added benefit of no chain and early viewing is highly recommended.

**Guide Price £240,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured UPVC double glazed door to the front. Radiator. Stairs to the first floor. Glass panelled door to the:

### Living Room

13'1 x 11'2 (3.99m x 3.4m)  
UPVC double glazed window to the front. Two radiators. Coving. Television and telephone points. Door to understairs cupboard. Glass panelled door to the:

### Kitchen/Diner

14'4 x 8'5 (4.37m x 2.57m)  
UPVC double glazed window and French doors to the rear. 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. Space for cooker with stainless steel splash-back and extractor over. Plumbing for washing machine. Space for fridge/freezer. Space for table. Vinyl flooring. Wall mounted Baxi boiler - fitted in 2023.

### FIRST FLOOR

### **Landing**

UPVC double glazed window to the side. Access to loft space. Smoke alarm. Doors off and into:

### **Bedroom One**

14'4 x 9'8 max (4.37m x 2.95m max)  
UPVC double glazed window to the rear. Radiator. Over stairs airing cupboard housing hot water tank and shelving.

### **Bedroom Two**

12'1 x 7'11 (3.68m x 2.41m)  
UPVC double glazed window to the rear. Radiator.

### **Refitted Shower Room**

Obscured UPVC double glazed window to the rear. Radiator. Two piece white suite with aqua-board surrounds comprising walk-in shower enclosure with electric shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring.

### **EXTERNALLY**

### **To The Front**

Path to the front door. Area laid to lawn, areas laid to lose stone chippings and a variety of shrubs. Block paved driveway providing off road parking. Block paved path leading to gated side pedestrian access to the rear.

### **To The Rear**

Good sized, low maintenance, south-easterly facing garden with private aspect comprising areas laid to paving and a variety of plants, trees and shrubs. Garden shed and greenhouse. Outside tap and light. All enclosed by fencing and walling.

### **Garage**

17'0 x 8'5 (5.18m x 2.57m)  
Up and over door to the front. Power and lighting. Eave storage.



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



**Ground Floor**  
Approx. 43.3 sq. metres (465.7 sq. feet)



**First Floor**  
Approx. 29.0 sq. metres (312.0 sq. feet)

Total area: approx. 72.3 sq. metres (777.7 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.

