



KINGSTONS

10 Waterford Beck

Trowbridge BA14 9GA

- Good Sized Three Bedroom Terrace House
- Living Room
- Family Bathroom
- Gas Central Heating
- Ideal First Time Buy
- Close to Schools, Town Centre & Railway Station
- Kitchen/Dining Room
- UPVC Double Glazing
- Private South Facing Garden
- Viewing Recommended

Guide Price £215,000





Entrance Hall

Obscured UPVC double glazed door to the front. Radiator. Telephone point. Wood effect flooring. Telephone point. Stairs to the first floor. Obscured glazed door to the:

Living Room

12'3" x 11'9" (3.73 x 3.58 (3.74 x 3.59)) UPVC double glazed window to the front. Radiator. Feature stone fireplace with back boiler. Heating controls. Television point. Wall lights and coving. Archway to the:

Kitchen/Dining Room

20'5" x 9'3" (6.22 x 2.82 (6.23 x 2.83)) UPVC double glazed window and door to the rear. Two radiators. Range of wall and base mounted units with tiled splash-backs and work surfaces. One and a half bowl sink drainer unit with mixer tap. Gas cooker with extractor over. Plumbing for washing machine. Space for fridge. Breakfast bar. Thermostat. Door to the side lobby/utility.



Side Lobby/Utility

12'2" x 4'6" (3.71 x 1.37) Obscured UPVC double glazed door to the front. Plumbing for washing machine/dishwasher. Door to under stairs cupboard. Vinyl flooring. Cupboard housing fuse box and electric meter.

Lean-To

8'7" x 7'10" (2.62 x 2.39)

Double glazed windows to the rear and side. Radiator. Tiled flooring. Double glazed sliding patio doors to the side.

FIRST FLOOR

Landing

Smoke alarm. Doors off and into:

Bedroom One

12'4" x 10'5" (3.76 x 3.18)

UPVC double glazed window to the front. Radiator. Television point.

Bedroom Two

12'4" x 10'4" max (3.76 x 3.15 max)

UPVC double glazed window to the rear. Radiator. Door to airing cupboard housing hot water tank and shelving. Ceiling light and fan.

Bedroom Three

12'6" x 7'9" max (3.81 x 2.36 max)

UPVC double glazed window to the rear. Radiator. Built-in bed frame with cupboards under. Access to loft space.

Family Bathroom

Two obscured UPVC double glazed windows to the rear. Radiator. Three piece white suite with part tiled surrounds comprising corner bath with brand new electric shower over, pedestal wash hand basin and w/c. Vinyl flooring.

EXTERNALLY

To The Front

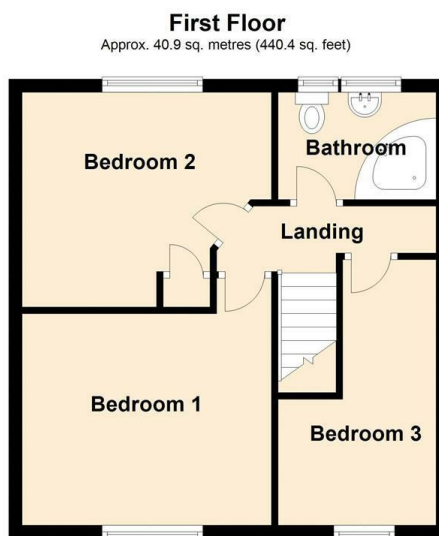
Storm porch over front doors with sensor light. Areas laid to loose stone chippings. Enclosed by walling and hedgerow.

To The Rear

Good sized enclosed, south facing garden with private aspect comprising gravel area to the immediate rear, paved patio area, areas laid to lawn and various shrubs. Outside tap and light. Garden shed. Enclosed by conifers and fencing.



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



Total area: approx. 88.4 sq. metres (951.7 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.

