



13 Grasmere Trowbridge BA14 7LL

A fantastic opportunity to purchase a three bedroom detached, double fronted family home, boasting a fantastic outlook over-looking green space with mature trees, within the highly regarded cul de sac of Grasmere. Situated on a corner plot, offering plenty of potential to extend (subject to P.P). The house would benefit from a programme of refurbishment and is sold with the added benefit of NO ONWARD CHAIN. Accommodation comprises entrance hall, lounge/dining room, conservatory, kitchen, utility room, cloakroom, main bedroom with shower; and family bathroom. Benefits include UPVC double glazing, gas central heating westerly facing private rear garden, garage and driveway providing off road parking. Viewing is highly recommended.

Offers Over £325,000



ACCOMMODATION

All measurement are approximate

Entrance Hall

UPVC double glazed door to the front. Radiator. Stairs to the first floor with cupboard under. Doors off and into:

Lounge/Dining Room

20'5" x 14'11" max (6.24 x 4.55 max)
UPVC double glazed window to the front. Two radiator. Feature brick fireplace with electric fire inset. Television point. Coving. Internal window to the rear. Glazed door to the:

Conservatory

11'7" x 8'9" (3.54 x 2.68)
UPVC double glazed and brick construction with poly-carbonate roof and French doors to the rear. Vinyl flooring.

Kitchen

12'4" x 7'1" (3.77 x 2.16)
UPVC double glazed windows to the front and side. Radiator. Range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Gas cooker point. Space for fridge/freezer. Breakfast bar. Vinyl flooring and inset ceiling spotlights. Door to the:



Utility Room

7'0" x 4'3" (2.15 x 1.30)
UPVC double glazed door to the side.
Wall mounted unit and rolled top work surface. Plumbing for washing machine.
Space for dryer. Vinyl flooring. Fuse box. Door to the:

Cloakroom

Obscured UPVC double glazed window to the rear. Modern two piece white suite comprising ash hand basin with tiled splash-back and w/c with dual push flush. Wall mounted boiler and heating controls.

FIRST FLOOR

Landing

Radiator. Access to loft space with ladder. Doors off and into: airing cupboard housing hot water tank and shelving.

Bedroom One

12'5" x 10'2" (3.80 x 3.10)
UPVC double glazed window to the front. Radiator. Built-in double wardrobe. Door to:

En Suite Shower

Shower cubicle with mixer shower.

Bedroom Two

11'9" x 8'8" (3.60 x 2.66)
UPVC double glazed window to the front. Radiator. Over stairs cupboard.

Bedroom Three

8'8" x 8'7" (2.66 x 2.63)
UPVC double glazed window to the rear. Radiator. Built-in cupboard.

Refitted Family Bathroom

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

EXTERNALLY

To The Front

Entrance light. Area laid to lawn and a variety of mature trees and shrubs. Gates enclosing driveway providing off road parking. Gated side pedestrian access to the rear.

To The Rear

Good sized, westerly facing garden with private aspect comprising paved patio area to the immediate rear, area laid to gravel and well stocked borders with a variety of established plants and shrubs. All enclosed by fencing and walling.

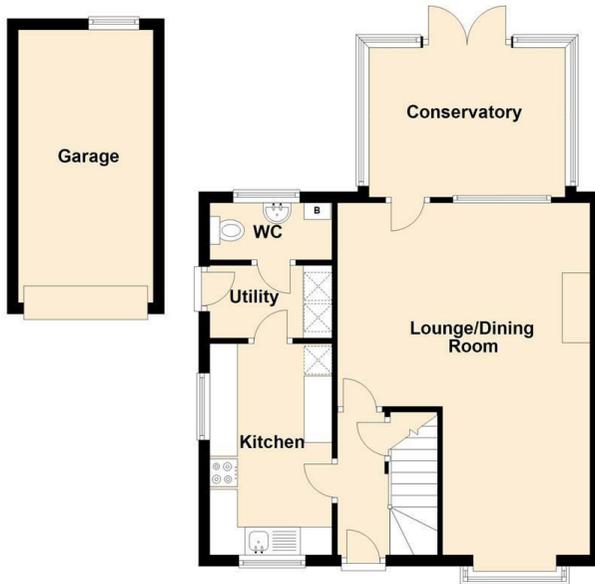
Garage

Up and over door to the front. UPVC double glazed window to the rear.

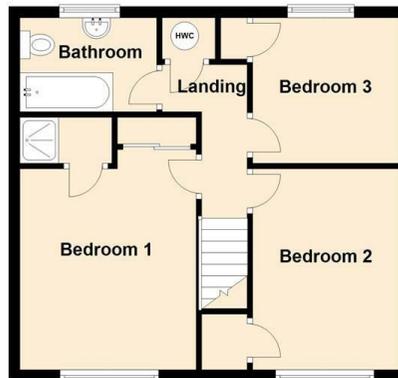


Tenure **Freehold**
 Council Tax Band **D**
 EPC Rating **C**

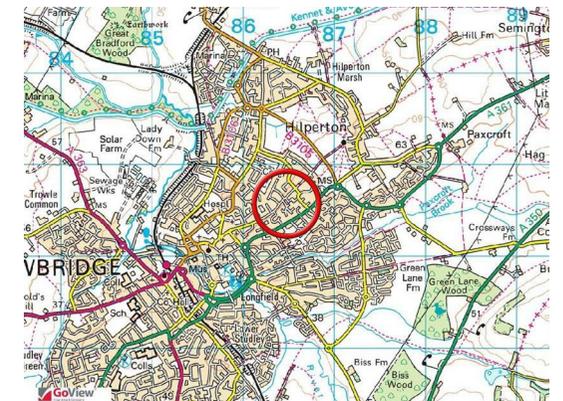
Ground Floor
 Approx. 65.2 sq. metres (701.4 sq. feet)



First Floor
 Approx. 43.2 sq. metres (465.2 sq. feet)



Total area: approx. 108.4 sq. metres (1166.6 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.