



60 Charles Street

Trowbridge BA14 8ND

A fantastic opportunity to purchase a beautifully presented and refurbished three bedroom family home with good sized gardens located close to the town centre, primary school, local shop and train station. Viewing recommended. Spacious accommodation comprises entrance hall, lounge/dining room, refitted kitchen/breakfast room, refitted cloakroom, three good sized bedrooms and refitted family bathroom. Benefits include new flooring and redecoration throughout, brushed steel fittings, UPVC double glazing, gas central heating with Worcester Bosch boiler and modern radiators, and enclosed, low maintenance, 100ft gardens with two storage sheds.

Guide Price £240,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Composite, obscured double glazed door to the front. Victorian style radiator. Wood effect flooring. Stairs to the first floor. Coat hanging space. Panelled door to the:

Lounge/Dining Room

14'0" x 13'2" (4.28 x 4.03)
UPVC double glazed window to the front. Victorian style radiator. Feature fireplace with wood mantle and tiled hearth. Wood effect flooring. Panelled door to the:

Refitted Kitchen/Breakfast Room

13'1" x 8'7" (4.00 x 2.64)
UPVC double glazed window to the rear. Anthracite vertical radiator. Range of modern high gloss wall and base mounted units with metro tiled splash-backs and wood effect work tops. One and a half bowl sink drainer unit with mixer tap. Built-in AEG electric oven and four-ring gas hob with extractor hood over. Integrated dishwasher and fridge. Plumbing for washing machine. Breakfast bar. Enclosed Worcester Bosch boiler. Wood effect flooring. Extractor fan. Composite, obscured double glazed door to the rear. High cupboard housing fuse box and electric meter. Panelled door to the:

Inner Hallway

Wood effect flooring. Panelled door to under stairs storage cupboard. Panelled door to the:

Refitted Cloakroom

Obscured UPVC double glazed window to the rear. Anthracite towel radiator. Two piece white suite with metro tiled surrounds comprising wash hand basin and w/c with enclosed cistern and dual push flush. Tiled flooring.

FIRST FLOOR

Landing

Access to loft space. Panelled doors off and into:

Bedroom One

13'0" x 9'5" (3.97 x 2.88)
UPVC double glazed window to the front. Victorian style radiator.

Bedroom Two

10'5" x 9'8" max (3.19 x 2.95 max)
UPVC double glazed window to the rear. Victorian style radiator.

Bedroom Three

9'6" x 6'5" (2.90 x 1.98)
UPVC double glazed window to the front. Victorian style radiator.

Refitted Family Bathroom

Obscured UPVC double glazed window

to the rear. Anthracite towel radiator. Three piece white suite with metro tiled surrounds comprising panelled bath with mains rainfall shower over, additional shower attachment and glass screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Tiled flooring. Extractor fan.

EXTERNALLY

To The Front

Path to the front door with storm porch over. Area laid to lawn. Gas meter. Shared pedestrian passageway leading to the rear. Partially enclosed by picket fencing.

To The Rear

Good sized enclosed garden comprising patio area to the immediate rear and areas laid to lawn. All enclosed by fencing with gated side pedestrian access.

Storage Shed 1

7'2" x 4'1" (2.20 x 1.26)
Door to the front.

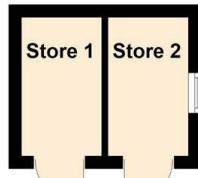
Storage Shed 2

7'2" x 4'1" (2.20 x 1.26)
Door to the front. UPVC double glazed window to the side.

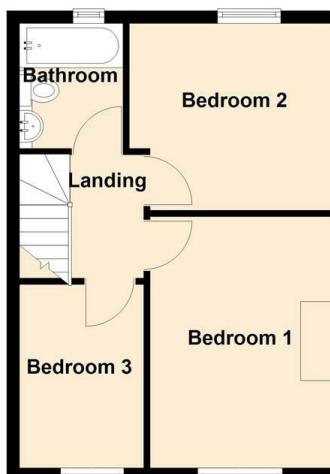


Tenure **Freehold**
Council Tax Band **B**
EPC Rating **D**

Ground Floor
Approx. 40.5 sq. metres (436.1 sq. feet)



First Floor
Approx. 34.7 sq. metres (373.8 sq. feet)



Total area: approx. 75.2 sq. metres (809.9 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.

