



## 13 Newtown

Trowbridge BA14 0BA

A fantastic opportunity to purchase a detached house, conveniently situated in a central location close to the railway station, park, St Stephens Place cinema complex and town centre. The spacious interior of irregular shape features a good sized lounge/diner, fitted kitchen/breakfast room, two en-suite bedrooms and two attic rooms. Additional features include UPVC double glazing, gas central heating system and low maintenance south-west facing courtyard garden. Viewing is highly recommended.

**Offers Over £125,000**





## ACCOMMODATION

All measurements are approximate.

### Entrance Porch

Obscured UPVC double glazed door to the front. Fuse box and electric meter. New carpet. Doorway to the:

### Lounge/Diner

14'8 x 11'1 max (4.47m x 3.38m max)  
UPVC double glazed window to the front.  
Electric fire. Television and telephone point.  
New carpet. Coving. Doorway to the:

### Kitchen/Breakfast Room

16'2 x 11'2 max (4.93m x 3.40m max)  
Three UPVC double glazed windows to the rear. Radiator. Range of wall, base and drawer units with tiled surrounds and rolled top work surfaces. Stainless steel single sink drainer unit with swan neck mixer tap. Built-in stainless steel electric oven and hob with stainless steel extractor hood over. Plumbing for washing machine and space for dryer. Space for fridge/freezer. Breakfast bar. Modern wall mounted Ideal boiler. Ceramic tiled flooring and inset ceiling spotlights. UPVC double glazed door to the rear. Stairs to the first floor.

## FIRST FLOOR

### **Landing & Inner Landing**

Balustrade. Doors off and into Inner Landing with UPVC double glazed window to the rear and stairs to the second floor. New carpet.

### **Bedroom One**

14'7 x 10'6 max (4.45m x 3.20m max)

UPVC double glazed window to the front. Radiator. New carpet. Coving. Door to the:

### **En Suite Shower Room**

Radiator. Three piece suite with part tiled surrounds comprising: corner shower cubicle with mains mixer shower and sliding doors enclosing, wash hand basin and w/c. Wood effect vinyl flooring and coving. Extractor fan.

### **Bedroom Two**

8'6 x 5'9 (2.59m x 1.75m)

UPVC double glazed window to the rear. Radiator. New carpet. Door to the:

### **En Suite Bathroom**

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains mixer shower over, pedestal wash hand basin and w/c. Ceramic tiled flooring.

## **SECOND FLOOR**

### **Attic Room 1**

9'3 x 6'10 max (2.82m x 2.08m max)

UPVC double glazed window to the rear. Door to the:

### **Attic Room 2**

9'1 x 8'5 max (2.77m x 2.57m max)

UPVC double glazed window to the rear. Radiator.

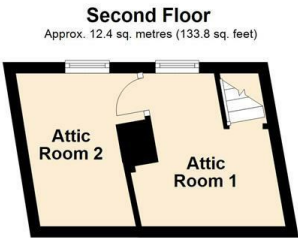
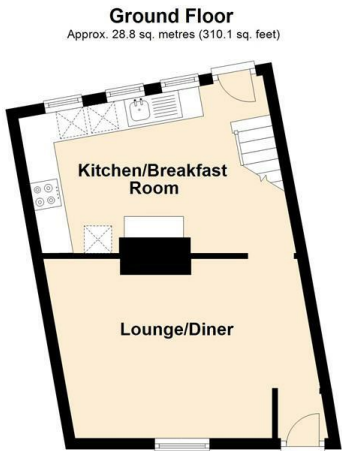
## **EXTERNALLY**

### **To The Rear**

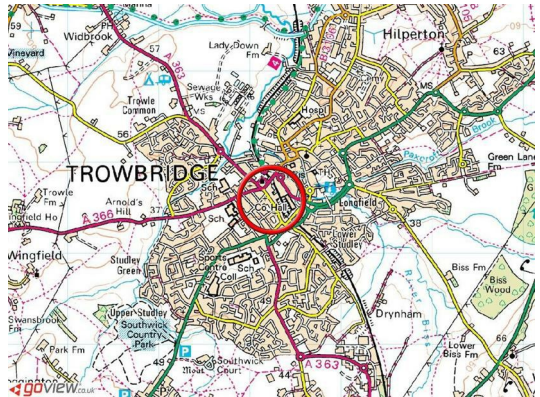
Enclosed south-west facing courtyard garden landscaped for low maintenance comprising, paved patio area, area laid to loose stone chippings and raised bed. Storage shed. Enclosed by fencing with gated side pedestrian access.



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



Total area: approx. 70.0 sq. metres (753.9 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.