



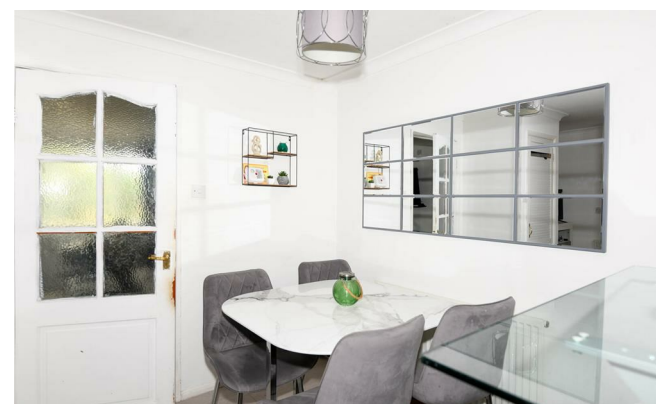
KINGSTONS

64 Boundary Walk

Trowbridge BA14 0LZ

A well presented and extended two bedroom terraced property situated in the popular Silver Street Lane area in a cul de sac position over looking green space to the front and located close to countryside, shop and schools. The spacious accommodation features entrance porch and hall, living room, dining/family room, kitchen, two good sized bedrooms with built-in wardrobes and modern bathroom. Benefits include UPVC double glazing, gas central heating with modern boiler, landscaped low maintenance rear garden with private aspect, front garden and garage. Viewing is highly recommended.

Guide Price £230,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

UPVC double glazed door to the front. Coat hanging space. Coir matting. Door to the:

Hall

Radiator. Coir matting. Stairs to the first floor. Door to the:

Living Room

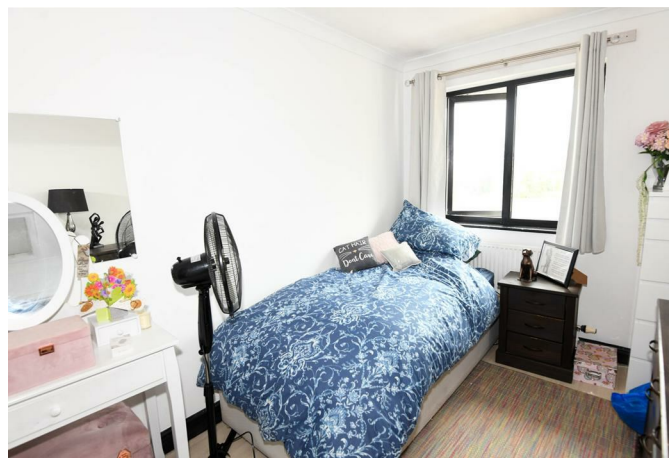
13'9" x 10'10" (4.2 x 3.30)

UPVC double glazed window to the front. Radiator. Feature modern gas fireplace. Television point. Coving. Door to under stairs storage cupboard. Door to the:

Dining/Family Room

14'1" x 8'2" (4.30 x 2.50)

UPVC double glazed window to the rear. Radiator. Wood effect flooring and coving. Storage cupboard with shelving. Opening to the:



Kitchen

9'6" x 8'1" (2.90 x 2.47)

UPVC double glazed window 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. Built-in electric oven and four-ring hob with extractor over. Plumbing for washing machine and slim-line dishwasher. Space for fridge and freezer. Wood effect flooring. Smoke alarm. UPVC double glazed door to the:

Lean-to

8'6" x 3'7" (2.60 x 1.09)

Perspex roof. Door to the rear. Space for appliance. Shelving.

FIRST FLOOR

Landing

Doors off and into: cupboard housing modern Glow-Worm combi boiler.

Bedroom One

11'2" x 8'10" (3.40 x 2.69)

UPVC double glazed window to the front. Radiator. Built-in double wardrobe with sliding mirrored doors enclosing. Coving.

Bedroom Two

11'2" x 7'5" (3.40 x 2.26)

UPVC double glazed window to the rear. Radiator. Built-in double wardrobe with door enclosing. Wood effect vinyl flooring and coving. Access to loft space.

Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite aqua-board surrounds comprising spa bath with Triton electric shower over, wash hand basin with cupboard under and w/c with dual push flush. Tiled effect flooring.

EXTERNALLY

To The Front

Path to the front door with sensor light. Area laid to gravel with a variety of plants and shrubs. Gas meter.

To The Rear

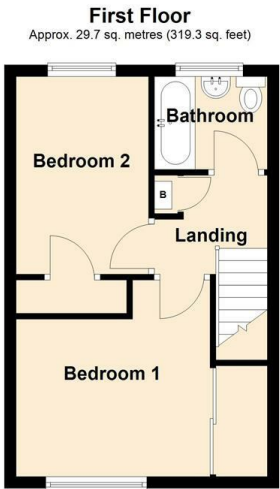
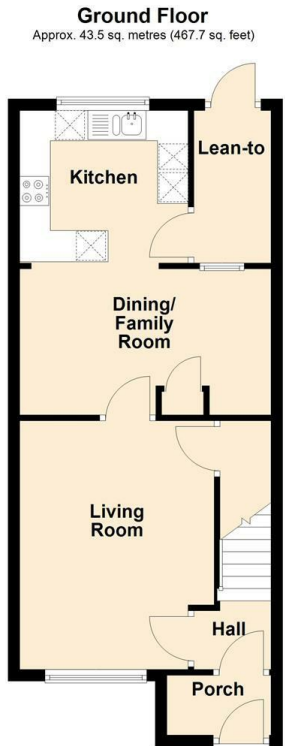
Enclosed low maintenance garden with private aspect comprising patio area to the immediate rear, area laid to artificial lawn and mixed border. External power point and light. All enclosed by fencing. Path to pedestrian gated rear access leading to garage.

Garage

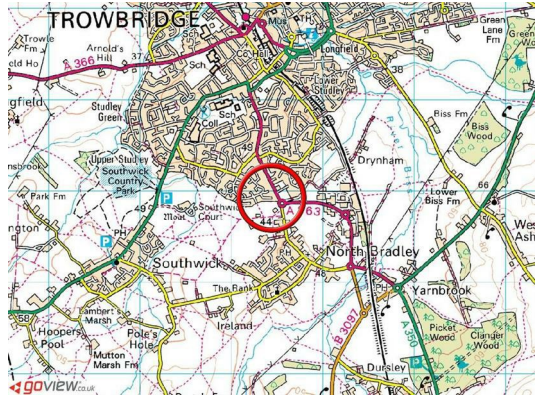
Located in adjacent block - see map. Up and over door to the front.



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



Total area: approx. 73.1 sq. metres (786.9 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.