



23 Southwick Road

North Bradley Trowbridge BA14 0SJ

A fantastic opportunity to purchase a good sized two bedroom detached bungalow, situated on a large plot of approximately one third of an acre within the highly regarded village of North Bradley. The property requires a program of refurbishment and boasts fantastic potential to extend into a much larger family home subject to planning permission. Offered for sale with the added benefit of no onward chain. Viewing is highly recommended as properties with this village are always very popular.

Guide Price £375,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Window and door to the front. Radiator. Access to loft space. Doors off and into: cloak cupboard and airing cupboard housing hot water tank and shelving.

Kitchen/Dining Room

16'5" x 12'4" (5.00 x 3.75)

Two windows to the rear. Two radiators. Wall and base mounted units. One and a half bowl sink drainer unit with mixer tap. Electric cooker point. Plumbing for dishwasher. Door to the utility. Door to the:

Living Room

17'9" x 11'10" (5.40 x 3.60)

Windows to the front and side. Radiator. Feature open fireplace. Serving hatch to kitchen.

Bedroom One

12'11" x 10'4" (3.93 x 3.16)

Window to the rear. Radiator. Built-in double wardrobe.

Bedroom Two

12'11" x 9'10" (3.93 x 3.00)

Window to the front. Radiator. Built-in double wardrobe.



Bathroom

Two windows to the rear. Radiator. Panelled bath, wash hand basin and w/c.

Utility Room

11'10" x 9'2" max (3.60 x 2.80 max)
Window and door to the front. Door to the rear. Plumbing for washing machine. Cupboard housing boiler. Door to the garage.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Driveway providing off road parking for several vehicles. Large garden area laid to lawn with a variety of mature plants, trees and shrubs. Enclosed by fencing and walling.

To The Rear

Large garden area laid to lawn with a variety of mature plants, trees and shrubs. Enclosed by fencing and walling. Oil tank.

Garage

17'11" x 10' (5.45 x 3.05)
Up and over door to the front. Window to the side.



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

Ground Floor
Approx. 106.4 sq. metres (1144.9 sq. feet)



Total area: approx. 106.4 sq. metres (1144.9 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.

