



22 Adcroft Street

Trowbridge BA14 8PF

A fantastic opportunity to purchase an attractive Grade II Listed terrace house off the well regarded Adcroft Street close to supermarket, town centre & railway station.

Accommodation comprises living room with feature fireplace, kitchen/diner, utility/lobby, bathroom and two first floor double bedrooms. Additional features include UPVC double glazing and enclosed south-west facing private gardens. Viewing is highly recommended, no onward chain.

Offers Over £170,000





ACCOMMODATION

All measurements are approximate

Entrance Area

Obscured UPVC double glazed door to the front. Matwell. High level cupboard housing fuse box, gas and electric meters. Opening to:

Living Room

12'8 x 10'8 (3.86m x 3.25m)

UPVC double glazed window to the window to the front. Feature fireplace with gas point. Television point. Wood effect flooring. Smoke alarm. Obscured glazed door to the:

Kitchen/Diner

12'7 x 11'7 (3.84m x 3.53m)

UPVC double glazed window to the rear. Gas fire. Range of wall and base mounted units with rolled top work surfaces. Single sink drainer unit with mixer tap. Electric cooker. Plumbing for washing machine. Space for fridge/freezer. Space for table. Tiled flooring, dado rail and ceiling beams. Stairs to the first floor. Telephone point. Part obscured glazed door to the:

Utility/Rear Lobby

7'3 x 6'1 (2.21m x 1.85m)
UPVC double glazed window to the side. Obscured UPVC double glazed door to the side. Vinyl flooring. Part obscured glazed door to the:

Bathroom

Obscured UPVC double glazed window to the side. Three piece white suite with part tiled surrounds comprising panelled bath with shower over, pedestal wash hand basin and w/c. Vinyl flooring. Wall mounted Main Multipoint BF boiler providing domestic hot water.

FIRST FLOOR

Landing

Access to loft space. Smoke alarm. Panelled doors off.

Bedroom One

12'5 x 10'9 (3.78m x 3.28m)
UPVC double glazed window to the front. Telephone point. Coving.

Bedroom Two

11'3 x 9'5 (3.43m x 2.87m)
UPVC double glazed window to the rear. Built-in cupboard with shelving. Laminate flooring and coving.

EXTERNALLY

To The Front

Path to the front door. Small courtyard area enclosed by walling.

To The Rear

Enclosed south-west facing garden with private aspect comprising area laid to loose stone chipping and a variety of plants and shrubs. Garden shed. Outside light. All enclosed by fencing and walling with gated rear pedestrian access.

AGENTS NOTE:

There is gas connected to the property but no central heating system.



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

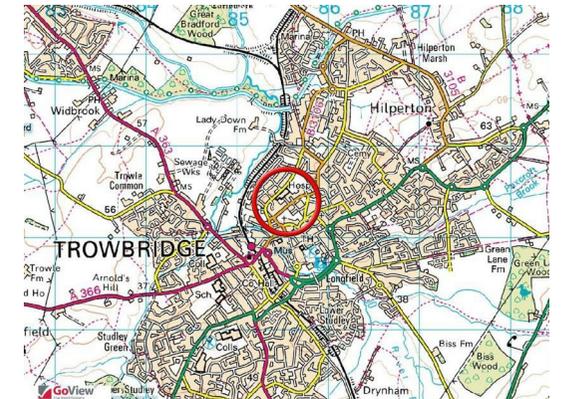
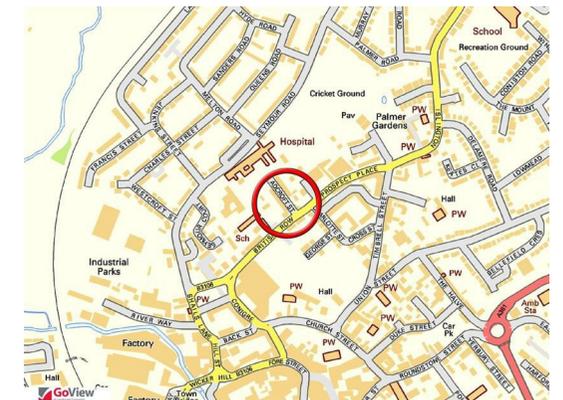
Ground Floor
 Approx. 35.0 sq. metres (376.6 sq. feet)



First Floor
 Approx. 26.8 sq. metres (288.8 sq. feet)



Total area: approx. 61.8 sq. metres (665.3 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.