



## 79 Summerdown Walk

Trowbridge BA14 0LE

A well presented two bedroom terrace house situated off the well regarded Silver Street Lane close to popular school, shops and countryside walks. The modern interior comprises open plan living room to kitchen/diner, large main bedroom with built in wardrobes, modern bathroom, gas central heating system and UPVC double glazing. External features include low maintenance enclosed garden with private south-east facing aspect, single garage with power and light and parking space. Early viewing is highly recommended as properties of this type and within this area always prove popular.

**Offers Over £230,000**







## ACCOMMODATION

All measurements are approximate

### Entrance Porch

Composite, double glazed door to the front. Fuse box and electric meter. Space for coats. Obscured glazed door to the:

### Living Room

14'1 x 13'9 (4.29m x 4.19m)  
UPVC double glazed window to the front. Radiator. Television point. Stairs to the first floor with recess and cupboard under. Wood effect flooring. Opening to the:

### Kitchen/Diner

14'0 x 9'6 (4.27m x 2.9m)  
UPVC double glazed windows and door to the rear. Radiator. Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Electric cooker point. Plumbing for washing machine. Space for fridge/freezer. Space for table. Tiled flooring to kitchen area. Wood effect flooring to dining area. Wall mounted combi boiler.

## FIRST FLOOR

### Landing

Radiator. Access to loft space. Doors off and into: airing cupboard with radiator and shelving.



### **Bedroom One**

11'6 x 10'11 (3.51m x 3.33m)  
UPVC double glazed window to the front. Radiator. Built-in double wardrobe.

### **Bedroom Two**

10'7 x 7'3 (3.23m x 2.21m)  
UPVC double glazed window to the rear. Radiator.

### **Bathroom**

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Modern three piece white suite comprising panelled bath with electric shower over and bi-fold screen enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring. Shaving point.

### **EXTERNALLY**

#### **To The Front**

Path to the front door. Area laid to loose stone chippings with a variety of plants and shrubs.

#### **To The Rear**

Enclosed, low maintenance garden with private south-easterly aspect comprising paved patio area to the immediate rear and area laid to artificial lawn. Garden shed 8'4 x 4'1 (2.54m x 1.24m). Outside tap and light.

Enclosed by fencing with gate leading to off road parking space and garage.

### **Garage & Parking**

16'10 x 8'3 (5.13m x 2.51m)  
Up and over door to the front. Power and lighting. Parking space to the side.

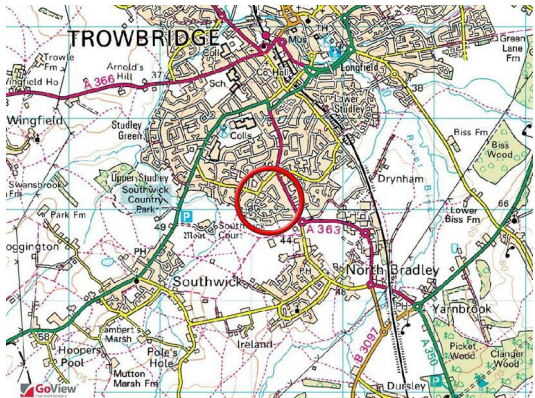




Tenure **Freehold**  
Council Tax Band **B**  
EPC Rating **C**



Total area: approx. 75.8 sq. metres (815.7 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.