



## 90 Chantry Gardens

Southwick Trowbridge BA14 9QT

A fantastic opportunity to purchase a well presented three bedroom semi-detached house situated within the popular village of Southwick close to country park, fields, pub and primary school. Accommodation comprises entrance hall, living room, dining room, conservatory, fitted kitchen and family bathroom. Additional features include UPVC double glazing, gas central heating, enclosed west facing garden, garage and driveway providing off road parking. Viewing is highly recommended.

**Offers Over £260,000**







## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured UPVC double glazed window and door to the side. UPVC double glazed window to the front. Radiator. Stairs to the first floor with cupboard under. Doors off and into:

### Living Room

13'1 x 11'3 (3.99m x 3.43m)

UPVC double glazed window to the front. Radiator. Feature fireplace with electric fire inset. Television point. Wall lights. Archway to the:

### Dining Room

10'5x 9'6 (3.18m x 2.9m)

Radiator. Dado rail. Door to the kitchen. Double glazed sliding patio doors to the:

### Conservatory

11'8 x 9'10 (3.56m x 3m)

UPVC double glazed and brick construction with French doors to the side. Tiled flooring.



## Kitchen

10'4 x 8'2 (3.15m x 2.49m)  
UPVC double glazed window 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. Cooker point with extractor over. Plumbing for washing machine. Space for under counter fridge. Laminate tiled flooring. Door to the hall.

## FIRST FLOOR

### Landing

UPVC double glazed window to the side. Access to loft space. Doors off and into:

### Bedroom One

13'2 x 9'8 (4.01m x 2.95m)  
UPVC double glazed window to the front. Radiator. Door to airing cupboard.

### Bedroom Two

10'6 x 10'5 (3.2m x 3.18m)  
UPVC double glazed window to the rear. Radiator. Wood effect flooring.

### Bedroom Three

8'6 x 7'5 (2.59m x 2.26m)  
UPVC double glazed window to the front. Radiator. Wood effect flooring.

## Family Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, electric shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring.

## EXTERNALLY

### To The Front

Areas laid to lawn and a variety of plants and shrubs. Driveway providing off road parking with gates leading to additional driveway and garage.

### To The Rear

Enclosed west facing garden comprising paved patio area to the immediate rear, area laid to lawn and well stocked borders with a variety of plants and shrubs. Outside tap. Enclosed by fencing and hedgerow.

## Garage

17'4 x 8'0 (5.28m x 2.44m)  
Up and over door to the front. Power and lighting. Double glazed window to the rear.





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



Total area: approx. 103.2 sq. metres (1111.0 sq. feet)



**KINGSTONS**  
Trowbridge Office

5C-5D Fore Street, Wiltshire,  
BA14 8HD

### Contact

01225 777720  
sales@kingstonstrowbridge.co.uk  
kingstonstrowbridge.co.uk

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.

