



**KINGSTONS**



## 39 Chantry Gardens

Southwick Trowbridge BA14 9QU

A good sized, extended three bedroom semi-detached house, tucked away within a small cul-de-sac backing onto fields. Situated within the well regarded village of Southwick close to popular primary school, family pub and Southwick Country park. The property requires a programme of refurbishment and has potential to extend subject to planning permission. The property is also being sold with the added benefit of no onward chain. Accommodation comprises entrance hall, lounge, dining room, kitchen, cloakroom and family bathroom. Benefits include UPVC double glazing, gas central heating, front and rear gardens, 7m garage/workshop and driveway providing off road parking.

**Guide Price £270,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

UPVC double glazed door to the side. Radiator. Stairs to the first floor with cupboard under. Wood effect flooring. Doors off and into:

### Living Room

13'3 x 11'4 (4.04m x 3.45m)  
UPVC double glazed window to the front. Radiator. Feature fireplace with gas fire and back boiler. Television point. Wood effect flooring.

### Dining Room

17'6 x 11'2 (5.33m x 3.40m)  
Two radiators. Wood effect flooring. Door to the rear hall. Window aperture and doorway to the:

### Kitchen

12'4 x 8'2 max (3.76m x 2.49m max)  
UPVC double glazed window to the rear. Range of wall, base and drawer units with tiled surrounds and rolled top work surfaces. Electric cooker point with extractor over. Plumbing for washing machine. Space for fridge. Tiled flooring.

### **Rear Hall**

Radiator. Wood effect flooring. Obscured UPVC double glazed door to the side. Door to the:

### **Cloakroom**

Obscured UPVC double glazed window to the rear. Radiator. Wash hand basin and w/c. Extractor.

## **FIRST FLOOR**

### **Landing**

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

### **Bedroom One**

13'4 x 9'9 (4.06m x 2.97m)  
UPVC double glazed window to the front. Radiator. Airing cupboard housing combi boiler. Wood effect flooring.

### **Bedroom Two**

10'10 x 10'6 (3.30m x 3.20m)  
UPVC double glazed window to the rear. Radiator. Wood effect flooring.

### **Bedroom Three**

8'6 x 7'6 (2.59m x 2.29m)  
UPVC double glazed window to the front. Radiator. Wood effect flooring.

### **Family Bathroom**

Obscured UPVC double glazed window to the rear. Radiator. Three piece suite

comprising panelled bath with shower mixer tap and electric shower over, wash hand basin with cupboard under and w/c.

## **EXTERNALLY**

### **To The Front**

Storm porch over front door with entrance light. Area laid to loose stone chippings with raised bed. Driveway providing off road parking.

### **To The Rear**

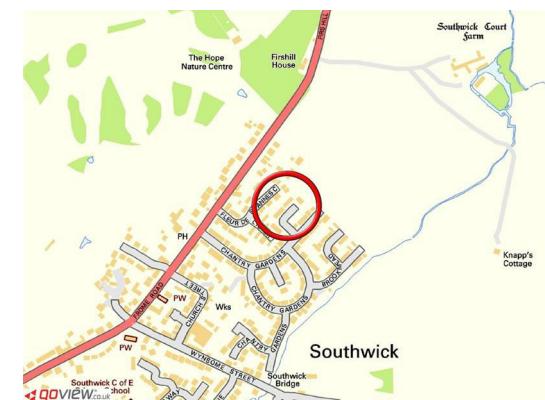
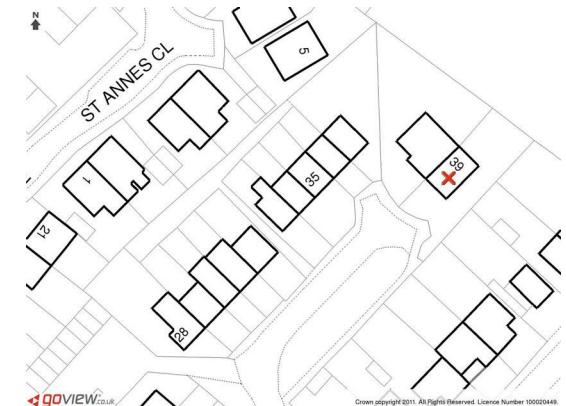
Good sized enclosed garden with private aspect backing onto fields, comprising decked area to the immediate rear, area laid to lawn and a variety of plants, trees and shrubs. Garden shed. Enclosed by fencing.

### **Garage/Workshop**

17'3 x 11'1 (5.26m x 3.38m)  
Up and over door to the front. Door to the rear.



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



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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.