



## 18 Southview Road Trowbridge BA14 0PY

A fantastic opportunity to purchase an extended three bedroom semi-detached family home with good sized landscaped gardens; situated in the popular Holbrook Lane development close to the town centre amenities, train station, primary school and St Stephens cinema/restaurant complex. Well presented accommodation comprises entrance hall, living room with feature fireplace, dining room, good sized refitted kitchen, refitted utility room, ground floor shower room, three bedrooms and first floor family bathroom. Benefits include UPVC double glazing, gas central heating with Vaillant combi boiler, garage and driveway providing off road parking. Viewing recommended.

**Offers Over £270,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured UPVC double glazed door to the side. UPVC double glazed window to the front. Radiator. Stairs to the first floor. Wood effect flooring and coving. Door to the:

### Living Room

15'0 x 11'10 (4.57m x 3.61m)

UPVC double glazed window to the front. Radiator. Feature fireplace with living flame gas fire inset. Television point. Wall lights, picture rail and coving. Door to the:

### Dining Room

8'11 x 7'5 (2.72m x 2.26m)

Radiator. Wood effect flooring and coving. Smoke alarm. Opening to the:

### Kitchen

14'8 x 7'9 (4.47m x 2.36m)

Two UPVC double glazed windows to the rear. Range of wall, base and drawer units with laminate work tops and tiled splash-backs. Ceramic one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor over. Integrated dishwasher. Wood effect flooring and coving. Obscured UPVC double glazed door to the side. Opening to the:



### Utility

7'4 x 6'6 (2.24m x 1.98m)  
UPVC double glazed window to the side.  
Wall and base units with laminate work tops. Plumbing for washing machine. Space for fridge/freezer. Wood effect flooring and coving. Enclosed Vaillant boiler. Door to the:

### Shower Room

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with tiled surrounds comprising corner shower cubicle with electric shower over and sliding doors enclosing, corner wash hand basin and w/c. Tiled flooring. Shaving point.

## FIRST FLOOR

### Landing

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

### Bedroom One

12'3 x 8'11 (3.73m x 2.72m)  
UPVC double glazed window to the front. Radiator. Built-in triple wardrobe with sliding mirrored doors enclosing. Coving.

### Bedroom Two

9'5 x 7'3 (2.87m x 2.21m)  
UPVC double glazed window to the rear. Radiator. Built-in double wardrobe with sliding mirrored doors enclosing. Coving.

### Bedroom Three

9'0 x 6'1 (2.74m x 1.85m)  
UPVC double glazed window to the front. Radiator. Coving.

### 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, pedestal wash hand basin and w/c. Tiled flooring and coving.

## EXTERNALLY

### To The Front

Storm porch over front door with entrance light. Area laid to lawn. Driveway for two vehicles. Gated side pedestrian access to the rear.

### To The Rear

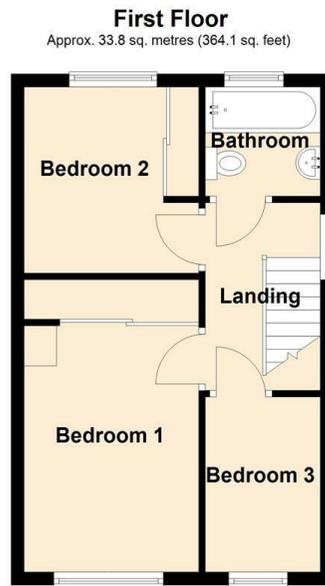
Good sized enclosed, low maintenance landscaped garden comprising paved patio area to the side with steps up to large paved patio area and decked area with balustrade. Outside tap and power points. All enclosed by fencing.

### Garage

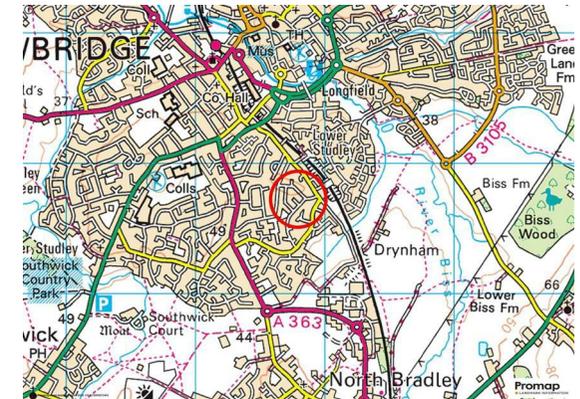
17'1 x 8'3 (5.21m x 2.51m)  
Electric door to the front. Power and lighting. Window and door to the side. Replacement roof.



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



Total area: approx. 91.6 sq. metres (985.6 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.