



KINGSTONS

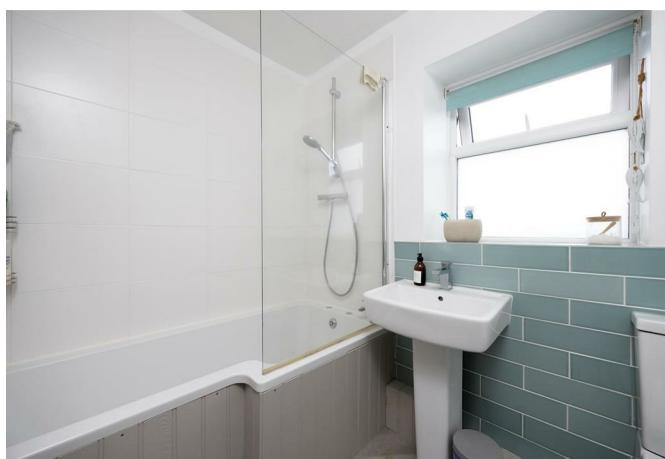
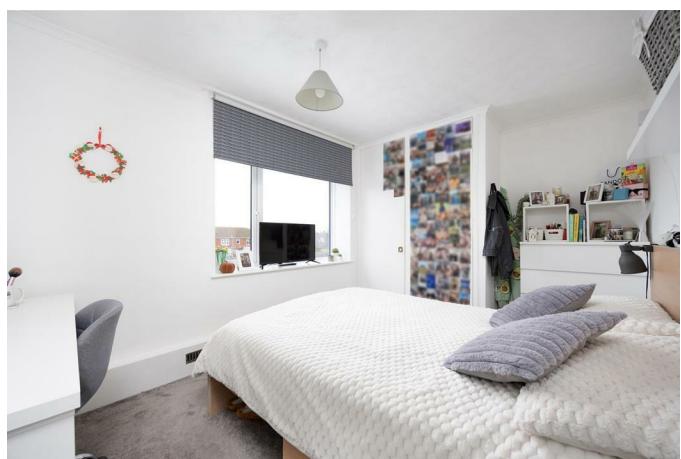


29 Talbot Road

Trowbridge BA14 9JP

A good sized, updated three bedroom semi-detached family home situated on the Wingfield side of town close to the town centre, railway station, primary and secondary schools. The well-presented and spacious interior boasts entrance hall, living room, upgraded 22ft kitchen/dining room, refitted family bathroom, three good sized bedrooms, UPVC double glazing and gas central heating system. External features include large established gardens with timber framed garden room, 13ft x 7ft workshop with cloakroom, studio/office and parking for up to three vehicles. Internal viewing is highly recommended.

Offers Over £250,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Part obscured leaded glazed composite panelled door to the front. Mat-well. Radiator. Stairs to the first floor with storage recess under. Coved ceiling. Doors into:

Living Room

13'9" x 11'9" (4.19m x 3.58m)
Obscured UPVC double glazed bay window to the front. Radiator. Coved ceiling. Double doorway to the:

Kitchen/Dining Room

22'5" x 8'10" (6.83m x 2.69m)

Dining Area

UPVC double glazed window to the rear. Radiator. Vinyl flooring, inset ceiling spotlights and coved ceiling. Opening into the:

Kitchen Area

UPVC double glazed window and door to the rear. Radiator. Range of shaker style wall, base and drawer units with metro tiled splash-backs and solid wood work surface. Inset Belfast sink with mixer tap and bevelled drainer. Gas cooker with extractor over. Plumbing for dishwasher. Space for fridge/freezer. Breakfast bar. Door to storage cupboard and doorway to pantry with shelving and plumbing for washing machine. Vinyl flooring and inset ceiling spotlights.

FIRST FLOOR

Landing

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

Bedroom One

11'11" x 10'8" (3.63m x 3.25m)

UPVC double glazed window to the front. Radiator. Coved ceiling.

Bedroom Two

13'4" x 8'10" (4.06m x 2.69m)

UPVC double glazed window to the rear. Door to airing cupboard housing combi boiler - Installed in 2017. Door to storage cupboard. Coved ceiling.

Bedroom Three

9'10" x 8'9" max (3m x 2.67m max)

UPVC double glazed window to the front. Radiator. Opening to over stairs storage cupboard. Coved ceiling.

Refitted Family Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with tiled surrounds comprising shower end panelled bath with mains shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Vinyl flooring and inset ceiling spotlights.

EXTERNALLY

To The Front

Path to the front door with storm porch over front door. Outside light. Gravel driveway providing parking for 2-3 vehicles. Shared footpath with neighbouring property to the side.

To The Rear

Good sized enclosed garden with private aspect comprising timber framed garden room to the immediate rear, area laid to lawn with mixed border with a variety of plants, trees and shrubs. Pea gravel pathway leading to a secondary garden area with area laid to lawn, raised vegetable beds, caged bed for fruit trees, green house and garden shed. Outside tap and light. Bin Store. Enclosed by fencing with gated side pedestrian access.

Timber Framed Garden Room

11'9" x 11'1" (3.58m x 3.38m)

Decked flooring. Perspex roof. Window to the side. Opening to the front with removable clear vinyl cover. Power and lighting.

Workshop

13'5" x 7'0" (4.09m x 2.13m)

UPVC double glazed door and window to the side. Power and lighting. Electric heater. Fuse box. Doorway to w/c with obscured UPVC double glazed window to the side. Stainless steel sink with mixer tap. W/C. Vinyl flooring.

Studio/Office

10'2" x 6'3" (3.1m x 1.91m)

UPVC double glazed door to the side. UPVC double glazed windows to the side and rear. Power and lighting. Vinyl flooring.



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



Total area: approx. 99.8 sq. metres (1074.6 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.

