

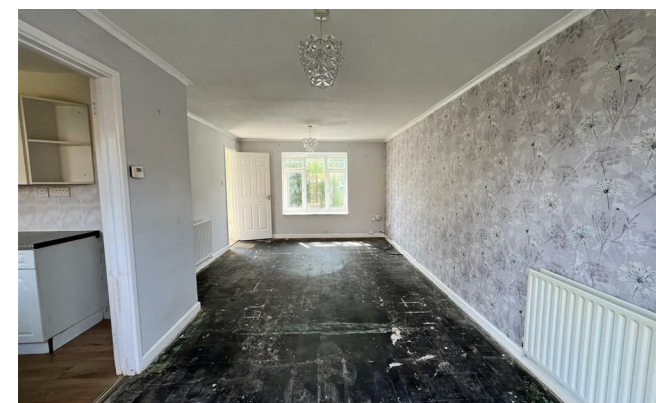


## 23 Wiltshire Drive

Trowbridge BA14 0RR

- Good Sized Three Double Bedroom Terrace House
- Well Regarded Wiltshire Drive Development
- Close to Parkland Walks, Shops & Primary Schools
- 6m x 3.5m Dual Aspect Lounge/Dining Room
- Fitted Kitchen
- Cloakroom & Bathroom
- UPVC D/G & Gas C/H with Upgraded Boiler
- Good Sized Enclosed Garden with Shed
- Single Garage & Parking
- No Onward Chain

**Price Guide £225,000**







## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured UPVC double glazed door to the front. Vinyl flooring. Stairs to the first floor. Cupboard housing gas meter. Fuse box. Panelled doors off and into:

### Cloakroom

Two piece white suite comprising wash hand basin with tiled splash-back and w/c with dual push flush. Vinyl flooring.

### Lounge/Dining Room

20'4" x 11'6" max (6.21 x 3.52 max)  
UPVC double glazed bow window to the front. Two radiators. Television point. Wood effect flooring. UPVC double glazed door and windows to the rear. Doorway to the:

### Kitchen

8'3" x 7'9" (2.52 x 2.37)  
UPVC double glazed window to the rear. Selection of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Single sink drainer unit with mixer tap. Electric cooker point with extractor fan over. Plumbing for washing machine. Space for fridge/freezer. Wall mounted combi boiler. Wood effect flooring.



## FIRST FLOOR

### Landing

Access to loft space. Panelled doors off and into: linen cupboard with shelving.

### Bedroom One

11'5" x 9'6" (3.48 x 2.90)

UPVC double glazed window to the rear. Radiator.

### Bedroom Two

9'5" x 8'11" (2.88 x 2.73)

UPVC double glazed window to the front. Radiator.

### Bedroom Three

8'2" x 8'0" (2.51 x 2.44)

UPVC double glazed window to the rear. Radiator.

### Family Bathroom

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

## EXTERNALLY

### To The Front

Path to the front door with storm porch over and entrance light. Area laid to plants and shrubs. Electric meter.

### To The Rear

Good sized enclosed garden comprising paved patio area to the immediate rear, areas laid to lawn and artificial lawn, and gravel borders. Garden shed. Outside tap. Enclosed by fencing with gated rear pedestrian access leading to garage and parking.

### Garage & Parking

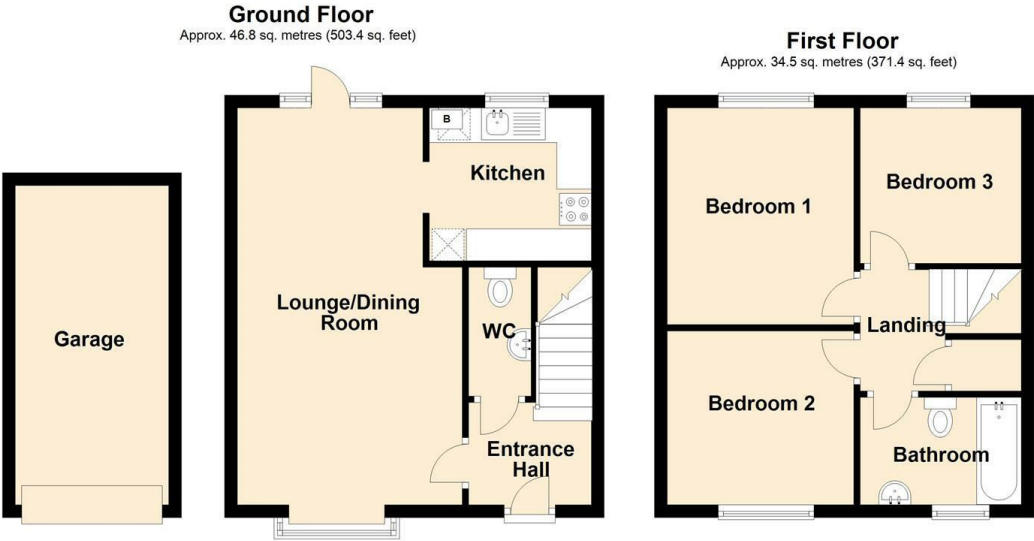
16'4" x 7'10" (5.00 x 2.40)

Located in block - see map. Up and over door to the front. Parking space to the front.

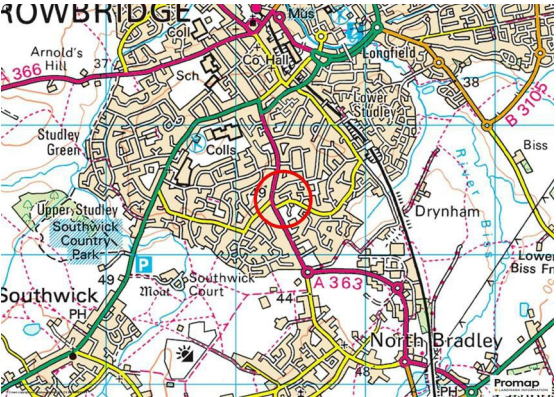
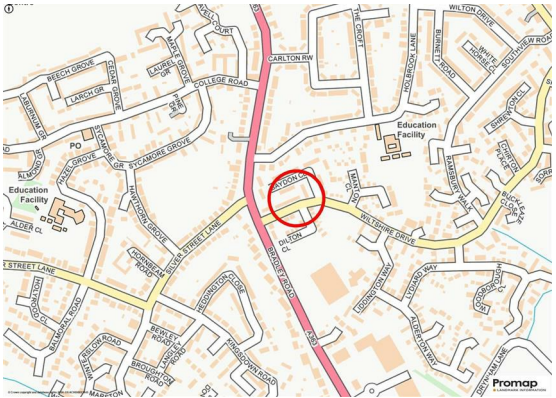




Tenure **Freehold**  
Council Tax Band **B**  
EPC Rating **C**



Total area: approx. 81.3 sq. metres (874.8 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.