



## 18 Grasmere Trowbridge BA14 7LL

An attractive and spacious three bedroom detached house, situated on a good sized plot, tucked away in a cul-de-sac location in the highly regarded Grasmere area off the sought after St Thomas Road close to the town centre. Accommodation comprises entrance hall, lounge/dining room, kitchen, utility, cloakroom, en suite shower, family bathroom, cavity wall insulation, UPVC double glazing and gas central heating system. External features include established rear garden with private aspect, front garden, garage and driveway providing off road parking for several vehicles. Whilst the property is in habitable condition, it does require a programme of modernisation. Offered for sale with no onward chain, viewing is highly recommended.

**Guide Price £325,000**







## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Composite double glazed door to the front. Radiator. Stairs to the first floor with cupboard under. Doors off and into:

### Lounge/Dining Room

20'4" x 15' (6.20 x 4.58)

UPVC double glazed bay window to the front and UPVC double glazed window to the rear. Two radiators. Feature fireplace. Television point. Coving. UPVC double glazed door to the rear.

### Kitchen

12'2" x 6'11" (3.70 x 2.10)

UPVC double glazed windows to the front and side. Radiator. Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in electric oven and four-ring hob. Breakfast bar. Space for fridge/freezer. Coving. Door to the:

### Utility Room

6'11" x 4'3" (2.10 x 1.30)

Electric heater. Wall mounted, tiled splash-backs and rolled top work surfaces. Plumbing for washing machine. Space for dryer. UPVC double glazed door to the side. Fuse box. Door to the:



### **Cloakroom**

Obscured UPVC double glazed window to the rear. Wash hand basin and w/c. Wall mounted boiler. Heating controls.

## **FIRST FLOOR**

### **Landing**

Radiator. Access to loft space. Doors off and into: airing cupboard housing hot water tank and shelving.

### **Bedroom One**

11'10" x 9'10" (3.60 x 3.00)  
UPVC double glazed window to the front. Radiator. Built-in wardrobe with sliding doors enclosing. Coving.  
Doorway to the:

### **En Suite Shower**

Tiled shower cubicle with mains shower over. Coving.

### **Bedroom Two**

12'6" x 8'10" (3.80 x 2.69)  
UPVC double glazed window to the front. Radiator. Built-in cupboard. Coving.

### **Bedroom Three**

8'6" x 7'3" (2.60 x 2.20)  
UPVC double glazed window to the rear. Radiator. Built-in cupboard. Coving.

### **Family Bathroom**

Obscured UPVC double glazed window to the rear. Radiator. Three piece suite with part tiled surrounds comprising panelled bath, pedestal wash hand basin and w/c. Shaving point and light. Coving.

## **EXTERNALLY**

### **To The Front**

Path to the front door with entrance light. Front garden with area laid to lawn and shrubs. Gated side pedestrian access to the rear. Driveway providing off road parking for several vehicles, leading to garage.

### **To The Rear**

Enclosed landscaped rear garden with private aspect comprising paved patio area to the immediate rear, area laid to lawn, gravel areas and a variety of established plants and shrubs. Garden shed. Outside tap. All enclosed by fencing and walling.

### **Garage**

16'5" x 8'2" (5.00 x 2.50)  
Up and over door to the front. Window to the rear. Power and lighting.





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



  
**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.

