



**KINGSTONS**



## 30 Delamere Road

Trowbridge BA14 8ST

An extended, 3/4 bedroom detached bungalow situated within the well regarded St Thomas Road near to the town centre, railway station and shops. The property requires a program of refurbishment and viewing is highly recommended. Spacious and flexible accommodation comprises kitchen, lounge/dining room, conservatory, living room/4th bedroom and bath/shower room. Additional features include external utility room and office with w/c. Benefits include UPVC double glazing, gas central heating, enclosed rear garden and parking for 3/4 vehicles.

**Guide Price £260,000**



## ACCOMMODATION

All measurements are approximate.

### Entrance Porch

Double doors to the side. Door to the:

### Hallway

Radiator. Access to loft space. Doors off and into: storage cupboard.

### Living Room/Bedroom

14'4" x 10'11" (4.37 x 3.34)

UPVC double glazed window to the front. Radiator. Feature fireplace. Television point.

### Kitchen

13'1" x 9'2" (4.00 x 2.80)

Radiator. Range of wall and base mounted units with tiled splash-backs and rolled top works surfaces. One and a half bowl sink drainer unit with mixer tap. Space for cooker. Serving hatch to living room. Open plan to:

### Lounge/Dining Room

12'8" x 12'1" (3.86 x 3.69)

UPVC double glazed window to the side. Feature fireplace. Television point. UPVC double glazed door to the side. UPVC double glazed double doors to the:

### **Conservatory**

10'11" x 7'10" (3.32 x 2.40)  
UPVC double glazed and brick  
construction with door to the side.

### **Bedroom One**

12'2" x 10' (3.70 x 3.06)  
UPVC double glazed windows to the  
rear and side. Radiator.

### **Bedroom Two**

11'1" x 9'2" (3.39 x 2.80)  
UPVC double glazed window to the  
front. Radiator.

### **Bedroom Three**

8'1" x 7'1" (2.46 x 2.16)  
UPVC double glazed windows to the  
front and side. Radiator. Built-in  
cupboard.

### **Bath & Shower Room**

Obscured UPVC double glazed window  
to the rear. Radiator. Four piece suite  
with part tiled surrounds comprising  
panelled bath, shower cubicle, wash  
hand basin and w/c.

### **OUT BUILDINGS**

#### **Utility Room**

7'9" x 7'9" (2.36 x 2.36)  
UPVC double glazed door to the side.  
UPVC double glazed window to the  
front. Electric heater. Plumbing for  
washing machine. Water heater. Single

sink drainer unit. Wood effect flooring.  
Door to the:

#### **Office**

14'4" x 7'9" (4.37 x 2.36)  
UPVC double glazed window to the  
rear. Electric heater. Wood effect  
flooring and inset ceiling spotlights.  
Door to:

#### **Cloakroom**

Water heater. Wash hand basin and  
w/c. Wood effect flooring and inset  
ceiling spotlights.

### **EXTERNALLY**

#### **To The Front**

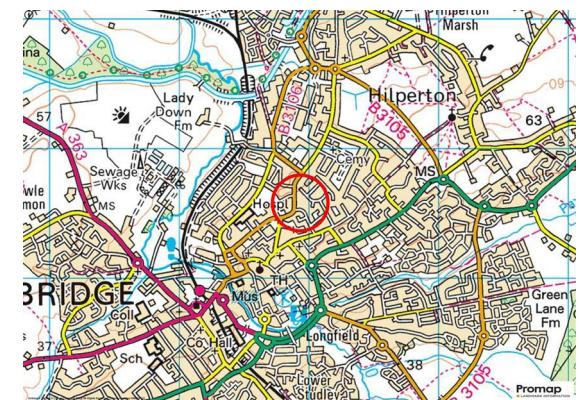
Storm porch over front door. Block  
paved and gravel driveway providing  
off parking for 3-4 vehicles. Border  
with a variety of established trees and  
shrubs. Side pedestrian access to the  
rear.

#### **To The Rear**

Enclosed garden comprising courtyard  
area to the side and garden area with a  
variety of plants and shrubs. Outside  
tap. Garden shed. Enclosed by fencing.



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



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## Contact

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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.