



Connells

The Croft
Trowbridge

The Croft Trowbridge BA14 0RW

for sale
£300,000



Property Description

Semi Detached 1930's Style Home available with No Onward Chain. Situated in a favoured & sought after residential area, a viewing is recommended.

Accommodation comprises Entrance Hall, Good Size Sitting Room, Kitchen / Dining Room, Downstairs Cloakroom, Landing, Three Bedrooms & Shower Room.

Outside, there is an Enclosed Low Maintenance Garden to the Rear & Off Road Parking to the Front.

Available with No Onward Chain.

Entrance

Entrance canopy with door to front aspect.

Entrance Hall

Stairs to first floor with storage cupboards under, Doors to Sitting Room & Kitchen / Dining Room. Radiator.

Sitting Room

21' 11" max x 11' 11" max (6.68m max x 3.63m max)

Dual aspect room with bay window to the front and window to rear, overlooking garden. Fire place. Radiator. Door back to Entrance Hall.

Kitchen / Dining Room

15' 9" max x 13' 6" max (4.80m max x 4.11m max)

Window to rear, overlooking garden. Comprising a range of wall, base & drawer units with work surfaces over with splashback tiling. Inset sink and drainer. Built in double oven and inset gas hob with cookerhood over. Space for upright fridge freezer. Space for table & chairs. Radiator. Internal door to garage. Door to Rear Lobby.

Lobby

Window to side. Door to Garden. Doors to Cloakroom.

Cloakroom

Window to rear. Suite comprising wash hand basin & low level wc. Splashback tiling.

First Floor Landing

With stairs rising from Entrance Hall. Window to side. Loft access. Doors to Bedrooms & Shower Room.

Bedroom One

11' 6" max x 11' 4" max (3.51m max x 3.45m max)

Window to rear, overlooking garden. Range of built in bedroom furniture including wardrobes, drawers & overbed space wall units. Radiator.

Bedroom Two

9' 11" max x 9' 5" max (3.02m max x 2.87m max)

Bay window to front aspect. Range of built in bedroom furniture including wardrobes, drawers & overbed space cupboards. Radiator.

Bedroom Three

8' 4" max x 6' 3" max (2.54m max x 1.91m max)

Window to front aspect. Built in bedroom furniture. Radiator.

Shower Room

Obscure window to rear. Suite comprising walk in shower enclosure, wash hand basin and low level wc. Radiator / heated towel rail. Splashback tiling.

Front

Laid to block paving providing off road parking and giving access to garage & entrance door. Wall & fencing to side and front boundaries.

Rear Garden

Enclosed by fencing and mainly laid to lawn. Seating / patio areas. Garden shed.

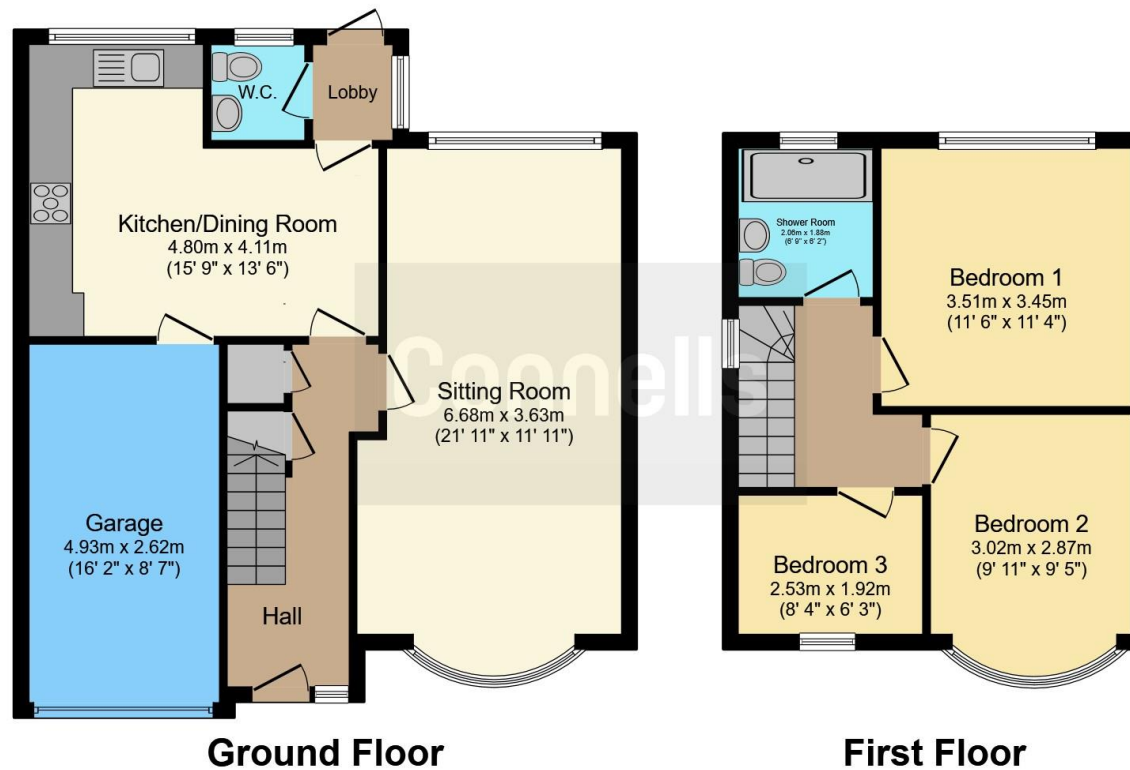
Garage

Door to front. Personal door to Kitchen.









Total floor area 103.2 m² (1,111 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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11 Fore Street
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EPC Rating: Awaited
Council Tax Band: C

Tenure: Freehold

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