St Georges Road

Semington, Trowbridge, Wiltshire, BA14 6GA

KINGSTONS

A three bedroom Grade II Listed bungalow situated in the prestigious St Georges Court in the sought after village of Semington. The generous period property affords the following accommodation. Entrance hall, lounge/dining room, kitchen, three double bedrooms, en-suite and separate bathroom. The property benefits further from electric heating, two parking spaces and communal gardens.

£199,950

Entrance Hall
Two secondary glazed sash windows to the front elevation, access to loft space, airing cupboard, door to front elevation, telephone point, two wall mounted electric heaters, smoke alarm.

Lounge/Dining Room 24' 10''max x 15' 8'' (7.58m x 4.78m)
Two secondary glazed windows to the rear elevation, secondary glazed window to the side elevation, two telephone points, television point, two wall mounted electric heaters.

Kitchen 11' 6'' x 10' 0'' (3.51m x 3.04m)
Secondary glazed window to rear elevation, range of wall and base mounted storage units with roll edge work surfaces, inset stainless steel sink with mixer tap, built in oven with inset electric hob and extractor hood over, built in fridge/freezer, built in washing machine, built in dishwasher, tiled floor, partially tiled walls, television point point, telephone point, radio point.

Bathroom 7' 1'' x 6' 2'' (2.15m x 1.88m)
Three piece suite comprising of low level w.c, vanity mounted wash hand basin, bath with shower attachment, heated towel rail, inset spotlights tiled floor, partially tiled walls, extractor fan.

Bedroom One 15' 7'' x 10' 0'' (4.75m x 3.05m)
Secondary glazed window to rear elevation, secondary glazed window to front elevation, fitted wardobes, television point, telephone point, dab radio point, wall mounted electric heater.

En-Suite 7' 1'' x 5' 0'' (2.17m x 1.53m)
Three piece suite comprising of low level w.c, vanity mounted wash hand basin, separate shower cubicle, heated towel rail, extractor fan, inset spotlights, partially tiled walls, tiled floor.

Bedroom Two 11' 6'' x 9' 3'' (3.51m x 2.82m)
Secondary glazed sash window to rear elevation, built in storage cupboards, television point, telephone point, wall mounted electric heater.

Bedroom Three 11' 6'' x 8' 0'' (3.51m x 2.43m)
Secondary glazed window to the rear elevation, telephone point, television point, and wall mounted electric heater.

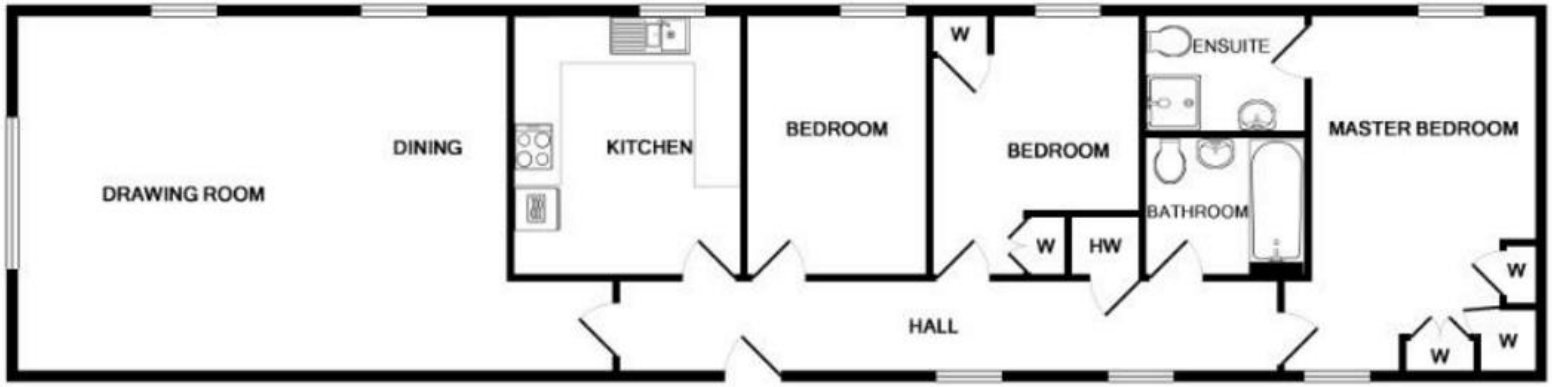
Externally
Communal Gardens: Landscaped communal gardens with pathway leading to parking.
Parking: Two allocated parking spaces located at the rear of the property.

Tenure
Leasehold, 999 years from date of conversion.
Annual service charge of £2403.3

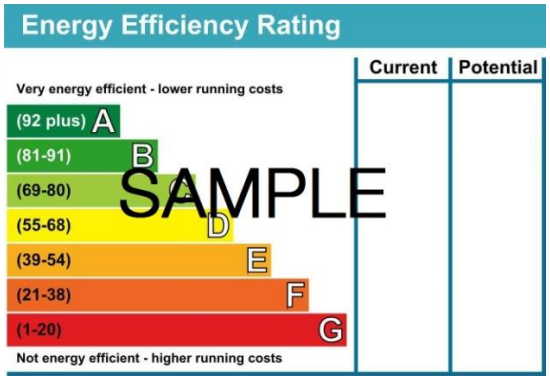
Viewing: Strictly by appointment through the agent **Kingstons.**

Please Note: Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

FLOOR PLANS (NOT DRAWN TO SCALE)



TOTAL APPROX. FLOOR AREA 1035 SQ.FT. (96.1 SQ.M.)



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