



12 Lower Alma Street Trowbridge BA14 7EY

- Good Sized Modern Three Bedroom End of Terrace Family Home
- Close to Town Centre, Local Shops & Primary School
- Modern Fitted Kitchen
- UPVC D/Glazing & Gas C/Heating
- Two Parking Spaces
- Tucked Away at the End of a Cul-De-Sac, in an Established Residential Area
- 21ft x 13ft Lounge/Dining Room
- Family Bathroom
- Gardens
- No Onward Chain

Guide Price £195,000



ACCOMMODATION

All measurements are approximate

Lounge/Dining Room

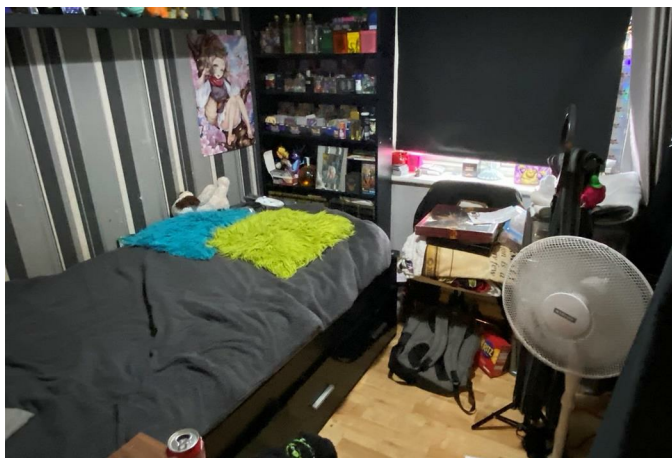
21'6" x 13'8" (6.55 x 4.17)

UPVC double glazed windows to the front and rear. Radiator. Television point. Stairs to the first floor. Wood effect flooring. UPVC double glazed door to the rear. Archway to the:

Kitchen

15'8" x 8'7" max (4.78 x 2.62 (4.77 x 2.61) max)

UPVC double glazed window to the front. Radiator. Range of modern of wall, base and drawer units with tiled surrounds and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Space for cooker. Plumbing for washing machine. Wall mounted boiler. UPVC double glazed window and door to the side. Wood effect flooring.



FIRST FLOOR

Landing

Access to loft space. Doors off and into:

Bedroom One

13'7" x 9'0" (4.14 x 2.74)

UPVC double glazed window to the rear. Radiator. Over stairs storage cupboard.

Bedroom Two

12'7" x 7'0" (3.84 x 2.13)

UPVC double glazed window to the side. Radiator.

Bedroom Three

8'8" x 8'4" (2.64 x 2.54)

UPVC double glazed window to the front. Radiator.

Family Bathroom

Obscured UPVC double glazed window to the side. radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mixer shower, pedestal wash hand basin and w/c. Tiled effect flooring.

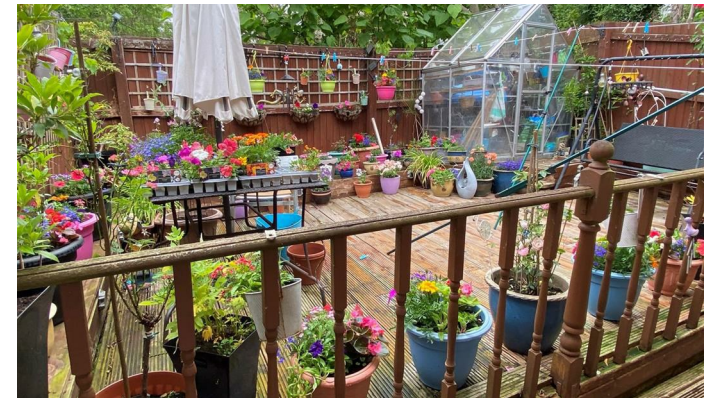
EXTERNALLY

To The Front & Side

Path to the front door with storm porch. Areas laid to lawn and artificial lawn. Paved area. Space for shed. Two allocated parking spaces.

To The Rear

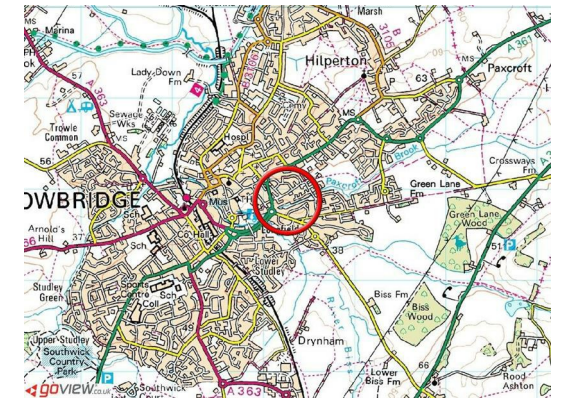
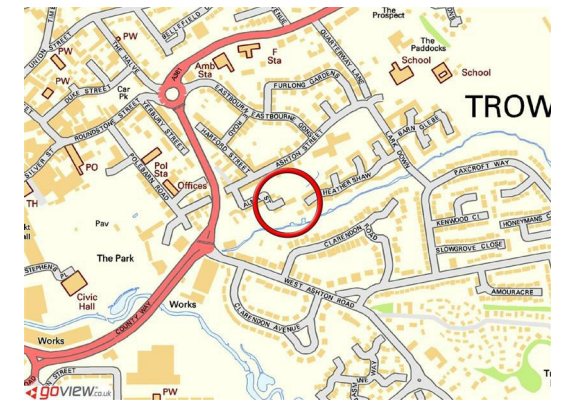
Enclosed rear courtyard garden laid to decking. Enclosed by fencing.



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



Total area: approx. 79.2 sq. metres (852.8 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.