



## 26 Cherry Gardens

Trowbridge BA14 7AU

- Well Presented, Extended & Updated 2/3 Bedroom Semi-Detached
- Lounge/Dining Room
- Refitted Kitchen
- UPVC Double Glazing
- South-West Facing Garden
- Established Residential Area Close to Town Centre, Train Station & Supermarket
- Study/Bedroom Three
- Refitted Family Bathroom
- Gas Central Heating
- Driveway Providing Off Road Parking

**Offers Over £230,000**







## ACCOMMODATION

All measurements are approximate

### Entrance Hall

UPVC double glazed door to the front. Radiator. Stairs to the first floor. Smoke alarm. Fuse box. Wood effect flooring and dado rail. Doorway to the:

### Lounge/Dining Room

17'7" x 15'1" max (5.36 x 4.60 max)  
UPVC double glazed window to the front. Two radiators. Television and telephone points. Built-in cupboard with mirrored sliding doors enclosing. Wood effect flooring and coving. smoke alarm. Part glazed door to the kitchen. Door to the:

### Study/3rd Bedroom

8'1" x 8'1" (2.46 x 2.46)  
UPVC double glazed window to the rear. Radiator. Wood effect flooring. Doorway to under stairs storage cupboard.



### **Refitted Kitchen**

11'9" x 10'0" (3.58 x 3.05)  
UPVC double glazed window and door to the rear. Extensive range of high gloss wall, base, drawer, larder unit and island with granite work surfaces and splash-backs. Stainless steel one and a half bowl sink drainer unit with mixer tap. Electric cooker with extractor hood over. Plumbing for washing machine. Space for dryer. Space for fridge/freezer. Wall mounted boiler. Tiled flooring and inset ceiling spotlights.

### **FIRST FLOOR**

#### **Landing**

UPVC double glazed window to the front. Wood effect flooring and dado rail. Smoke alarm. Access to loft space. Doors off and into: airing cupboard housing hot water tank and shelving.

#### **Bedroom One**

11'0" x 8'10" (3.35 x 2.69)  
UPVC double glazed window to the front. Radiator. Built in run of wardrobes with sliding doors enclosing and built-in double cupboard. Wood effect flooring.

### **Bedroom Two**

10'1" x 8'7" (3.07 x 2.62)  
UPVC double glazed window to the rear. Radiator. Wood effect flooring and feature panelled wall.

### **Refitted Bathroom**

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with tiled surrounds comprising panelled bath with shower over and bi-fold screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Grey wood effect flooring.

### **EXTERNALLY**

#### **To The Front**

Storm porch over front door with entrance light. Gravel driveway providing off road parking for two vehicles. Gate leading to partially covered side passageway leading to the rear, with light.

#### **To The Rear**

Enclosed south-west facing garden with private aspect comprising gravel area to the immediate rear with step down to area laid to lawn. Outside light. Enclosed by fencing.





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

### Ground Floor

Approx. 41.7 sq. metres (449.2 sq. feet)

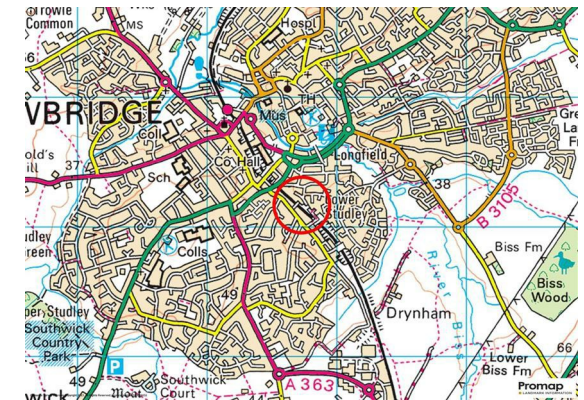
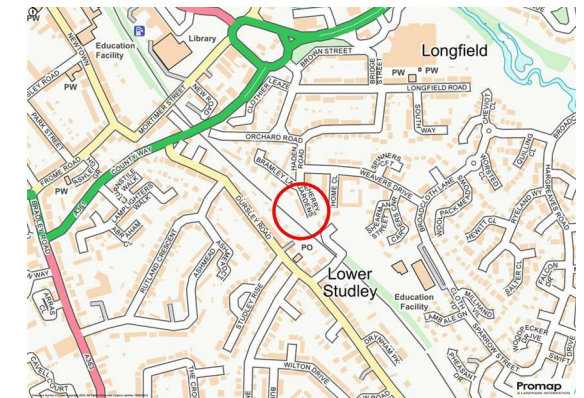


### First Floor

Approx. 30.4 sq. metres (327.1 sq. feet)



Total area: approx. 72.1 sq. metres (776.3 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.