



## 12 Albert Road Trowbridge BA14 7LP

- Beautifully Built, Individual Chalet Style Home Finish to a High Specification
- One/Two Reception Rooms
- Two/Three Bedrooms
- UPVC d/g, Gas C/H & Under-Floor Heating
- Plenty of Parking & Space for Garage
- Sought-after Residential Location with South-West Facing Garden
- Kitchen/Dining Room with Integrated Appliances
- Shower Room & Bathroom
- Karndean Flooring & Oak Doors
- No Onward Chain

**Guide Price £370,000**



### **Entrance Hall**

Composite double glazed door to the front. Obscured UPVC double glazed window to the front. Under-floor heating. Stairs to the first floor with solid oak balustrade and cupboard under with fuse box. Smoke alarm. Karndean wood effect flooring and inset ceiling LED spotlights. Hive control unit.

### **Living Room**

13'8" x 11'5" (4.17 x 3.48)

UPVC double glazed French doors to the rear. Underfloor heating. Television point. Wood effect Karndean flooring and inset ceiling LED spotlights.

### **Kitchen/Dining Room**

22'8" x 10'3" MAX (6.91 x 3.12 (6.92 x 3.13) MAX)

UPVC double glazed windows to the front and side. Under-floor heating. Range of modern wall and base mounted units with quartz worksurfaces and upstands. Inset stainless steel one and a half bowl sink with swan neck mixer tap and engraved drainer. Built-in four-ring electric hob. Built-in high level electric oven. Integrated dishwasher, wine fridge and fridge/freezer. Plumbing for washing machine. Space for dining table. Karndean wood effect flooring and inset ceiling LED spotlights. UPVC double glazed French doors to the rear.



### Bedroom Three

11'4" x 8'2" (3.45 x 2.49)  
UPVC double glazed window to the front. Under-floor heating. Television point. Wood effect Karndean flooring and inset ceiling LED spotlights.

### Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with porcelain tiled surrounds comprising large walk-in shower enclosure with mixer shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Wood effect Karndean flooring and inset ceiling LED spotlights. Extractor fan.

## FIRST FLOOR

### Landing

Double glazed Velux window to the front over stairwell. Radiator. Access to loft space. Solid oak balustrade. Inset ceiling LED spotlights. Smoke alarm. Oak double doors to large linen cupboard with shelving. Oak doors off and into:

### Bedroom One

14'10" x 11'5" (4.52 x 3.48 (4.53 x 3.47))  
UPVC double glazed window to the front and double glazed Velux window to the rear with fitted blind. Radiator. Inset ceiling LED spotlights.

### Bedroom Two

14'10" x 11'2" MAX (4.52 x 3.40 MAX)  
UPVC double glazed window to the front and double glazed Velux window to the rear with fitted blind. Radiator. Inset ceiling LED spotlights.

### Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with porcelain tiled surrounds comprising panelled bath with mains mixer shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Wood effect Karndean flooring and inset ceiling LED spotlights. Extractor fan.

## EXTERNALLY

### To The Front

Sweeping tarmac driveway to the front and gravel area providing off road parking for several vehicles. Potential to erect carport or construct garage subject to planning. External lighting. All enclosed by closed board fencing. Wrought iron gate leading porcelain tiled pathway to the rear.

### To The Rear

Enclosed, low maintenance, south-east facing garden comprising porcelain tiled patio area to the immediate rear and area laid to lawn. Garden shed. External lighting, power point and tap. Enclosed by closed board fencing.



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



Total area: approx. 98.8 sq. metres (1063.6 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.

