



**KINGSTONS**



## 25 Ramsbury Walk

Trowbridge BA14 0UU

- Spacious Detached Family Home
- Living Room & Dining Room
- Cloakroom, En Suite & Bathroom
- UPVC Double Glazing & Gas Central Heating
- Detached Garage & Driveway
- Cul De Sac Near to Primary Schools & Bus Route
- Fitted Kitchen
- Three Double Bedrooms with Built-in Wardrobes
- Good Sized Enclosed Private Garden
- Requires Modernisation

**Offers Over £300,000**





### **Entrance Hall**

UPVC double glazed window and door to the front. Radiator. Stairs to the first floor with cupboard under. Smoke alarm. Telephone point. Doors off and into:

### **Cloakroom**

Obscured UPVC double glazed window to the front. Radiator. Wash hand basin and w/c. Tiled flooring.

### **Living Room**

13'9 x 12'5 (4.19m x 3.78m)

UPVC double glazed window to the rear. Two radiators. Feature fireplace with electric fire. Television point. Coving. Ceiling light and fan. Glazed sliding doors to the:

### **Dining Room**

10'8 x 9'7 (3.25m x 2.92m)

UPVC double glazed French doors to the rear. Radiator. Coving. Thermostat.

### **Kitchen**

12'0 x 9'7 (3.66m x 2.92m)

UPVC double glazed window to the front. Radiator. Selection of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit. Gas cooker with extractor over. Plumbing for washing machine. Wall mounted Worcester boiler. Smoke alarm and carbon monoxide alarm. Wood effect flooring. Obscured UPVC double glazed door to the side.



## FIRST FLOOR

### Landing

UPVC double glazed window to the side. Access to loft space. Smoke alarm. Doors off and into: airing cupboard housing hot water tank and shelving.

### Bedroom One

12'10 x 9'0 (3.91m x 2.74m)  
UPVC double glazed bay window to the front. Radiator. Built-in double wardrobe with bi-fold doors enclosing. Telephone point. Door to the:

### En Suite Shower Room

Obscured UPVC double glazed window to the front. Radiator. Three piece suite with tiled surrounds comprising shower cubicle, pedestal wash hand basin and w/c. Shaving point and light. Vinyl flooring.

### Bedroom Two

11'10 x 9'9 max (3.61m x 2.97m max)  
UPVC double glazed window to the rear. Radiator. Built-in double wardrobe with bi-fold doors enclosing.

### Bedroom Three

10'7 x 9'9 (3.23m x 2.97m)  
UPVC double glazed window to the rear. Radiator. Built-in double wardrobe with bi-fold doors enclosing.

### Family Bathroom

Obscured UPVC double glazed window to

the front. Radiator. Three piece suite with tiled surrounds comprising panelled bath, pedestal wash hand basin and w/c. Shaving point and light. Vinyl flooring. Built-in cupboard.

## EXTERNALLY

### To The Front & Side

Storm porch over front door. Areas laid to lawn and a variety of plants and shrubs. Driveway providing off road parking for several vehicles. Gated side pedestrian access to the rear.

### To The Rear & Side

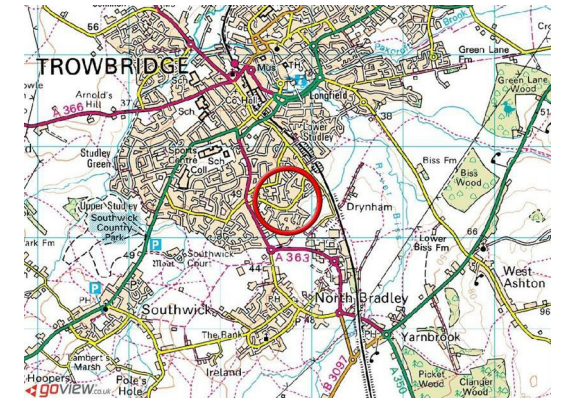
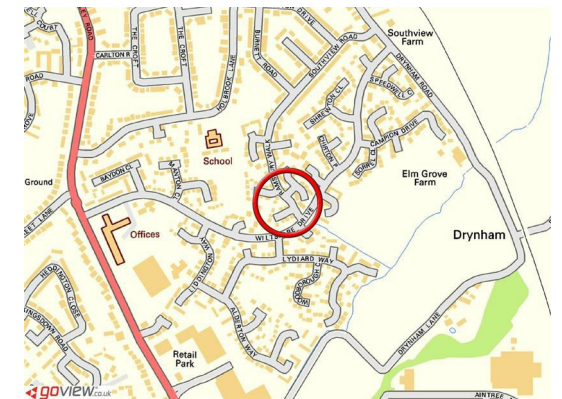
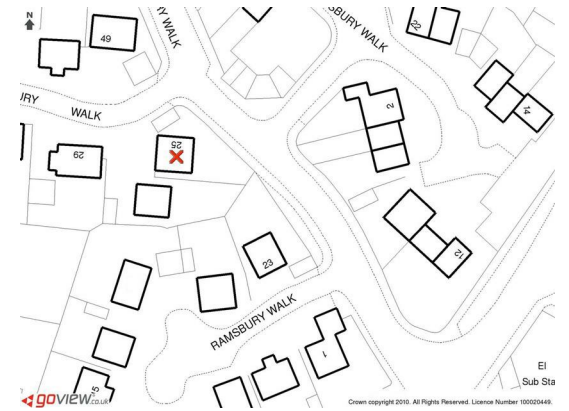
Good sized enclosed, well maintained garden comprising area laid to lawn and a variety of plants and shrubs. Patio area to the side. Outside tap and light. Storage area to side. All enclosed by fencing.

### Garage

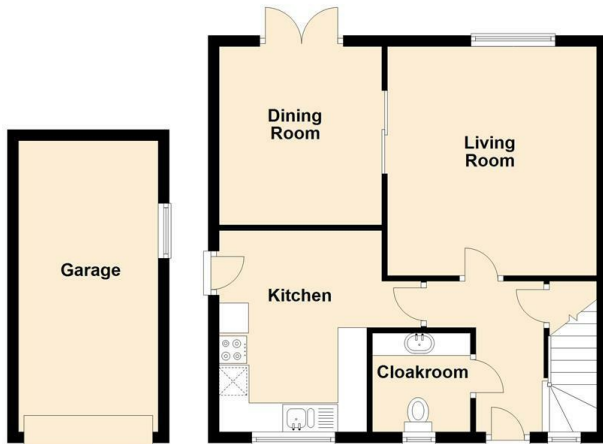
17'5 x 8'4 (5.31m x 2.54m)  
Up and over door to the front. Power and lighting. Eaves storage. Window to the side.



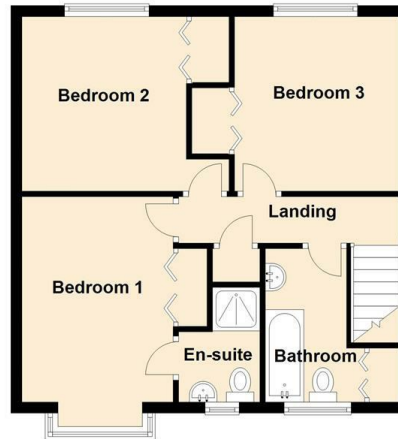
Tenure **Freehold**  
Council Tax Band **D**  
EPC Rating **C**



**Ground Floor**  
Approx. 61.5 sq. metres (661.9 sq. feet)



**First Floor**  
Approx. 48.4 sq. metres (520.9 sq. feet)



Total area: approx. 109.9 sq. metres (1182.7 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.