



11 Lower Alma Street Trowbridge BA14 7EY

- Three Bedroom Terrace
- Close to Town Centre, Shops & Primary School
- Fitted Kitchen
- UPVC Double Glazing
- Courtyard Garden
- Tucked Away at the End of a Cul De Sac
- 21ft x 11ft Lounge/Dining Room
- Family Bathroom
- Gas Central Heating
- Two Parking Spaces

Guide Price £190,000



ACCOMMODATION

All measurements are approximate

Lounge/Dining Room

21'8 x 11'6 (6.60m x 3.51m)

Dining Area

UPVC double glazed window and door to the front. Radiator. Feature fireplace. Stairs to the first floor. Wood effect flooring and coving. Steps down to:

Lounge Area

UPVC double glazed window to the rear. Radiator. Wood effect flooring. Archway to the:

Kitchen

15'6 x 8'7 max (4.72m x 2.62m max)
UPVC double glazed window to the rear. Range of modern wall, base, drawer and larder units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Electric cooker with extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Wall mounted boiler. Vinyl flooring. UPVC double glazed door to the side.

FIRST FLOOR

Landing

Doors off.

Bedroom One

11'6 x 10'0 (3.51m x 3.05m)
UPVC double glazed window to the front. Radiator. Open over stairs cupboard. Access to loft space.

Bedroom Two

11'3 x 5'0 (3.43m x 1.52m)
UPVC double glazed window to the rear. Radiator.

Bedroom Three

8'6 x 6'8 (2.59m x 2.03m)
UPVC double glazed window to the rear. Radiator.

Family Bathroom

Obscured UPVC double glazed window to the side. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower over, pedestal wash hand basin and w/c. Vinyl flooring. Extractor fan.

EXTERNALLY

To The Front

Raised courtyard garden laid to artificial lawn with railings and fencing enclosing. Entrance light.

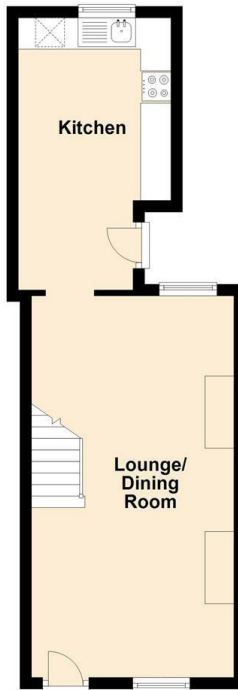
To The Rear

Two allocated parking spaces - accessed via Heathershaw.



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

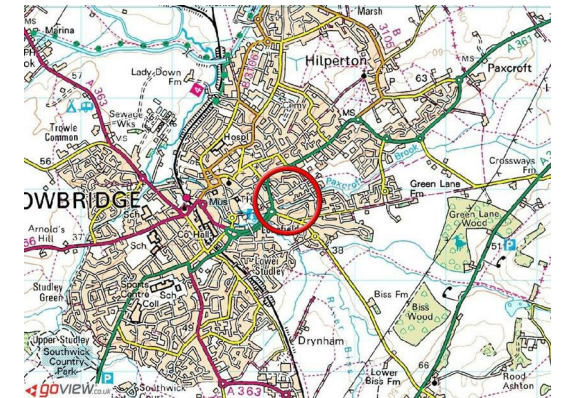
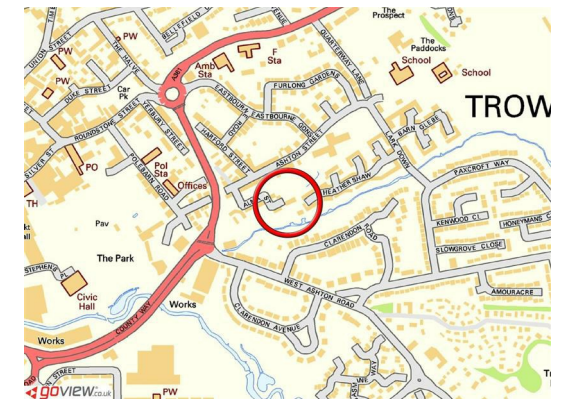
Ground Floor
Approx. 34.8 sq. metres (374.8 sq. feet)



First Floor
Approx. 35.9 sq. metres (386.5 sq. feet)



Total area: approx. 70.7 sq. metres (761.3 sq. feet)




KINGSTONS
Trowbridge Office

5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact

01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

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.