

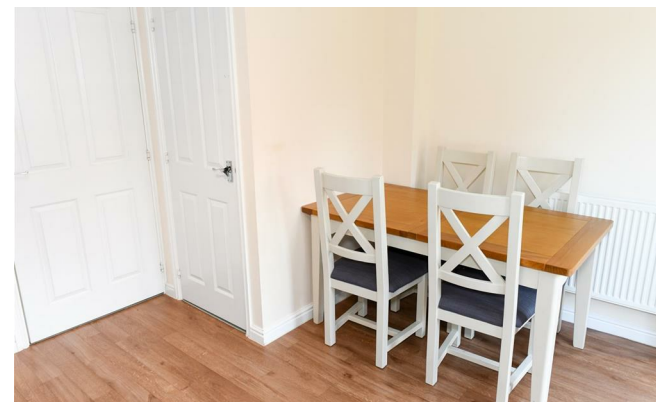


150 Mascroft Road

Trowbridge BA14 6GN

- Three/Four DOUBLE Bedroom Town House
- Close to Primary school, Shop, Park & Wood
- Living Room with Juliet Balcony or 4th Bedroom
- Cloakroom, En Suite & Bathroom
- 5m x 3m Garage & Parking
- Highly Regarded Castlemead Development
- Family/Dining Room
- Kitchen/Dining Room with AEG Appliances
- UPVC D/Glazing & Gas C/Heating
- Enclosed Rear Garden

Guide Price £260,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed door to the front. Radiator. Smoke alarm. Fuse box. Wood effect flooring. Stairs to the first floor. Panelled doors off and into:

Cloakroom

Radiator. Two piece white suite comprising pedestal wash hand basin with tiled splash-back and w/c with dual push flush. Wood effect flooring. Extractor fan.

Family Room

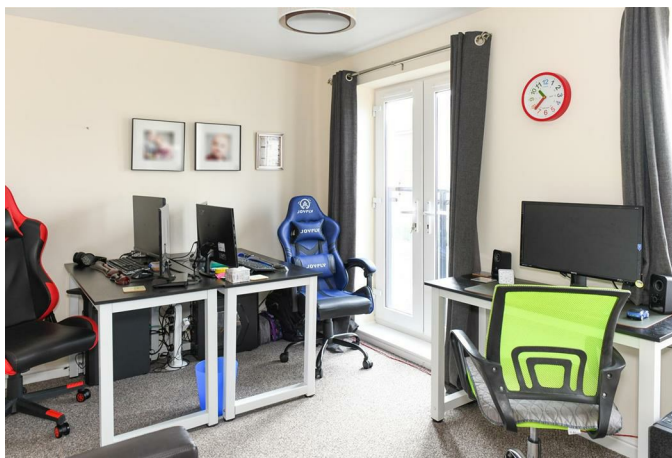
9'11" x 9'3" (3.04 x 2.82)

UPVC double glazed window to the front. Radiator. Telephone point. Virgin Media point.

Kitchen/Dining Room

13'2" x 12'11" (4.02 x 3.95)

UPVC double glazed window and French doors to the rear. Radiator. Selection of modern wall and base mounted units with wood effect rolled top work surfaces and splash-backs. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel AEG electric oven and four-ring gas hob with stainless steel splash-backs and AEG extractor hood over. Plumbing for dishwasher and washing machine. Space for fridge/freezer. Enclosed Ideal combi boiler. Space for table. Panelled door to under stairs storage cupboard. Wood effect flooring. Smoke alarm.



FIRST FLOOR

Landing

Stairs to the second floor with storage recess under. Smoke alarm. Balustrade. Panelled doors off and into:

Living Room/Bedroom Four

13'0" x 9'0" (3.98 x 2.76)

UPVC double glazed window and French doors to the front with Juliet balcony. Radiator. Television and telephone points.

Bedroom One

13'3" x 9'7" max (4.04 x 2.93 max)

Two UPVC double glazed windows to the rear. Radiator. Panelled door to the:

En Suite Shower Room

Radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains shower and door enclosing, pedestal wash hand basin and w/c with dual push flush. Wood effect vinyl flooring. Extractor fan.

SECOND FLOOR

Landing

Access to loft space. Smoke alarm. Balustrade. Panelled doors off and into: linen cupboard with shelving.

Bedroom Two

13'3" x 10'10" (4.04 x 3.32)

Two UPVC double glazed windows to the front. Radiator.

Bedroom Three

13'1" x 9'4" max (4.00 x 2.87 max)

Two UPVC double glazed windows to the rear. Radiator.

Family Bathroom

Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with Mira electric shower over, pedestal wash hand basin and w/c and dual flush w/c. Wood effect vinyl flooring. Extractor fan.

EXTERNALLY

To The Front

Steps to the front door with storm porch over. Area laid to loose stone chippings and raised beds. Gas and electric meters.

To The Rear

Enclosed rear garden comprising paved pathway leading to good sized paved patio area, area laid to lawn and raised bed. Area to the side laid to gravel with shed. External power point and light. All enclosed by fencing and walling with gated rear pedestrian access leading to garage and parking.

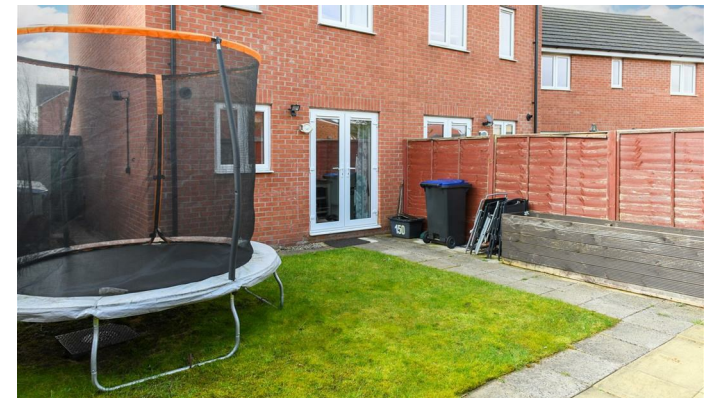
Garage & Parking

19'3" x 9'10" (5.88 x 3.02)

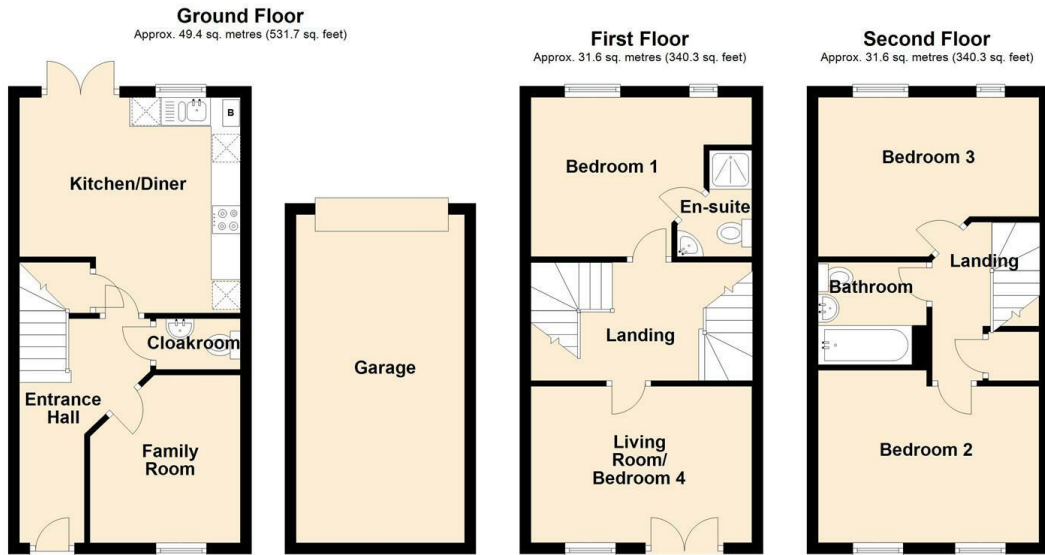
Up and over door to the front. Parking space to the front.

AGENTS NOTE:

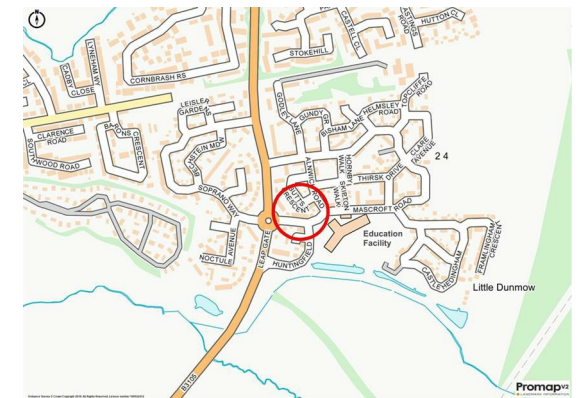
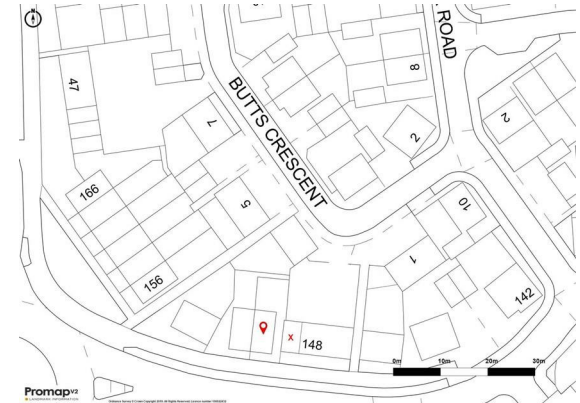
The garage is situated in the adjacent coach house and has approximately 990 years lease remaining. There is also an estate charge of £199.32 per year



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



Total area: approx. 112.6 sq. metres (1212.4 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.