



## 3 Oak Drive

North Bradley Trowbridge BA14 0SW

- Three Bedroom Semi-Detached Bungalow
- Requires Some Cosmetic Updating
- Kitchen & Shower Room
- Gas C/H with Worcester Combi Boiler
- Workshop, Garage & Driveway
- Well Regarded Village Close to Recreation Ground & Bus Route
- Lounge/Dining Room
- UPVC Double Glazing
- Good Sized South-West Facing Garden
- No Onward Chain

**Guide Price £285,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Porch

Obscured UPVC double glazed window and door to the side. Obscured glazed window and door to the:

### Hallway

Radiator. Thermostat. Alarm control panel. Access to loft space with ladder. Doors off and into: cupboard housing fuse box, electric meter and shelving.

### Lounge/Dining Room

16'9 x 11'0 (5.11m x 3.35m)

UPVC double glazed window to the front. Radiator. Television and telephone points. Wall lights. Serving hatch.

### Kitchen

10'6 x 9'2 (3.20m x 2.79m)

UPVC double glazed window to the rear. Extensive range of wall, base and drawer units with tiled splash-backs and laminate work surfaces. Acrylic one and a half bowl sink drainer unit with mixer tap. Built-in electric oven and four-ring hob. Wall mounted Worcester combi boiler. Smoke alarm. Obscured UPVC double glazed window to the rear.





### **Bedroom One**

11'9 x 9'6 (3.58m x 2.90m)  
UPVC double glazed window to the front. Radiator. Built-in double wardrobe with hanging rails and shelving, with sliding mirrored doors enclosing.

### **Bedroom Two**

9'11 x 9'9 (3.02m x 2.97m)  
UPVC double glazed window to the rear. Two radiators.

### **Bedroom Three**

8'1 x 6'11 (2.46m x 2.11m)  
UPVC double glazed window to the side. Radiator.

### **Shower Room**

Obscured UPVC double glazed window to the side. Radiator. Three piece suite with part tiled surrounds comprising double shower cubicle with electric shower over and sliding door enclosing, pedestal wash hand basin and w/c.

### **EXTERNALLY**

#### **To The Front & Side**

Entrance light. Area laid to lawn. Gas meter. Driveway providing off road parking. Gated side pedestrian access to the rear.

#### **To The Rear**

Enclosed south-west facing garden

comprising large paved patio area, area laid to lawn and well stocked borders with a variety of established plants and shrubs. Large covered paved area with plumbing for washing machine, power points and lighting. All enclosed by fencing, walling and hedgerow.

### **Workshop**

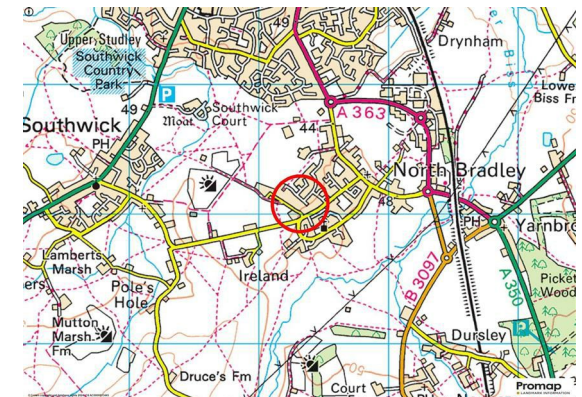
12'0 x 7'8 (3.66m x 2.34m)  
Door to the front. Window to the side.

### **Garage**

16'11 x 10'0 (5.16m x 3.05m)  
Up and over door to the front. Door to the side. Window to the rear.



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



  
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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.