



## 68 Frome Road Trowbridge BA14 0DG

- Two Bedroom Terrace House
- Lounge/Dining Room
- Ground Floor Bathroom
- Gas Central Heating
- No Onward Chain
- Close to Town Centre & Railway Station
- Kitchen
- UPVC Double Glazing
- Enclosed Rear Garden
- Viewing Recommended

**Guide Price £200,000**





## **ACCOMMODATION**

All measurements are approximate

### **Lounge/Dining Room**

18'1 x 12'0 (5.51m x 3.66m)

UPVC double glazed window to the front. Two radiators. Television and telephone points. Cupboard housing fuse box. Spiral staircase to the first floor. Doorway to the:

### **Kitchen**

12'0 x 6'0 (3.66m x 1.83m)

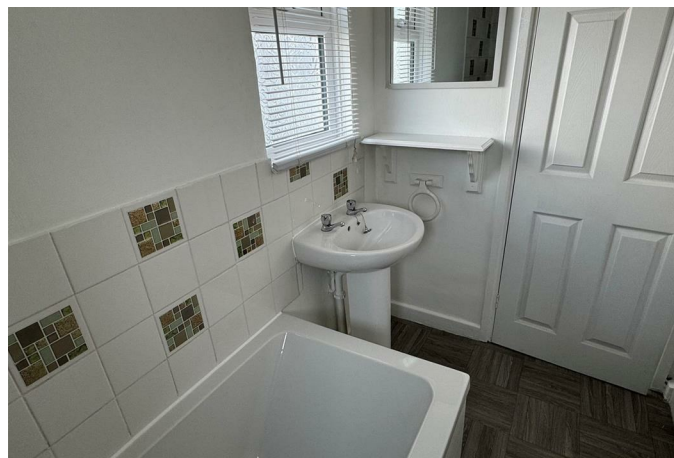
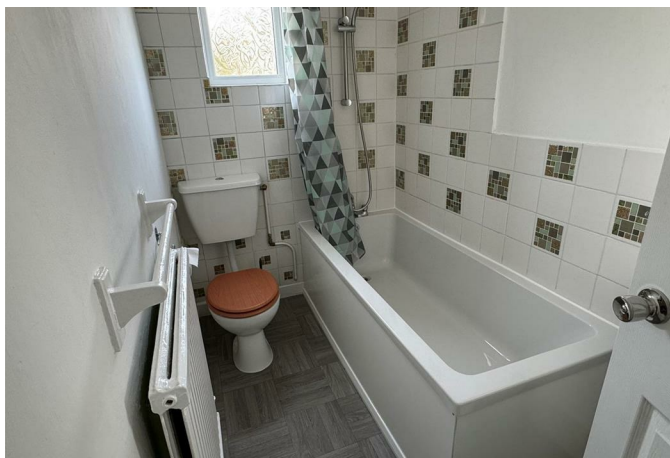
UPVC double glazed window to the rear. Radiator. Selection of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Space for gas/electric cooker. Plumbing for washing machine. Vinyl flooring. Wall mounted boiler. Doorway to the:

### **Rear Lobby**

UPVC double glazed door to the side. Vinyl flooring. Door to the:

### **Bathroom**

UPVC double glazed windows to the rear and side. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mixer shower, pedestal wash hand basin and w/c. Vinyl flooring.



## FIRST FLOOR

### Landing

Doors off.

### Bedroom One

12'0 x 10'1 (3.66m x 3.07m)

UPVC double glazed window to the front. Radiator.

### Bedroom Two

13'9 x 9'7 max (4.19m x 2.92m max)

UPVC double glazed window to the front. Radiator. Airing cupboard housing hot water tank and shelving. Built-in double wardrobe with hanging rail and shelving.

## EXTERNALLY

### To The Front

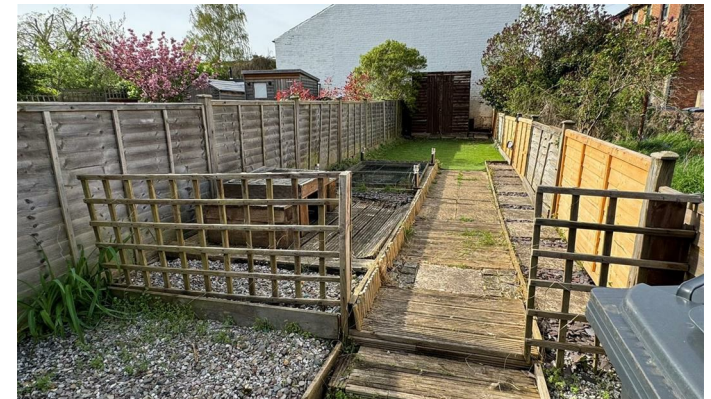
Gate and path to the front door. Area laid to gravel. Enclosed by walling. Gas meter.

### To The Rear

Small court yard area to the immediate rear with tap. Enclosed rear garden comprising gravel areas, decked area, areas laid to artificial lawn and pond. Garden shed. Enclosed by close board fencing with gate.

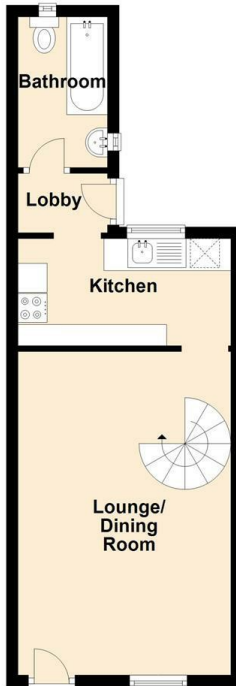
### AGENTS NOTE:

There is a pedestrian pathway across the immediate rear of the property for neighbours right of access.

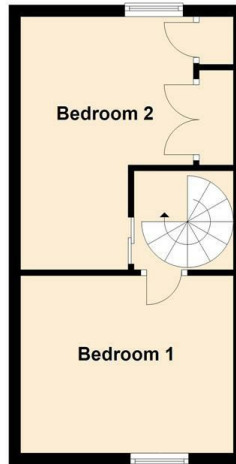


Tenure **Freehold**  
Council Tax Band **B**  
EPC Rating **E**

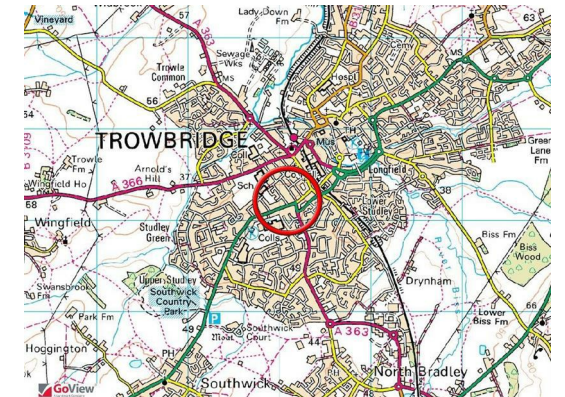
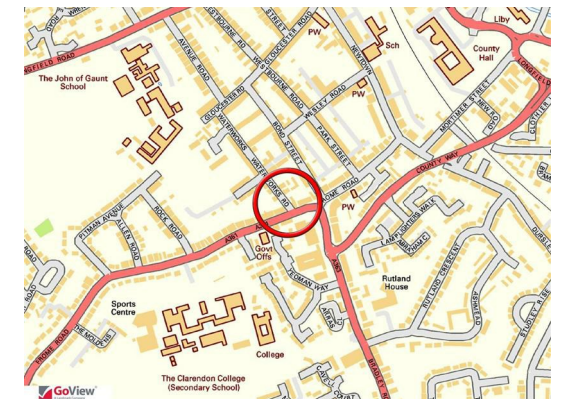
**Ground Floor**  
Approx. 33.3 sq. metres (357.9 sq. feet)



**First Floor**  
Approx. 27.4 sq. metres (295.0 sq. feet)



Total area: approx. 60.7 sq. metres (652.9 sq. feet)



  
**KINGSTONS**  
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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.