



19 British Row Trowbridge BA14 8PB

- Good Sized & Updated Three Double Bedroom Semi-Detached
- Living Room
- Newly Fitted Ground Floor Family Bathroom
- UPVC Double Glazing
- Good Sized South-East Facing Garden
- Close to Town Centre, Railway station & Supermarket
- Modern Kitchen/Diner
- Gas Central Heating with Modern Worcester Combi Boiler
- New Wood Laminate Floor to Most Rooms
- No Onward Chain

Offers Over £210,000



ACCOMMODATION

All measurements are approximate

Entrance Porch

Obscured glazed, panelled door to the front. Radiator. Wood effect flooring. Stairs to the first floor. Fuse box. Hive heating app. Panelled door to the:

Living Room

14'6 x 12'7 (4.42m x 3.84m)
UPVC double glazed window to the front. Radiator. Feature fireplace with gas fire. Wood effect flooring, dado rail, coving and ceiling rose. Panelled door to downstairs storage cupboard with UPVC double glazed window to the side and gas meter. Part glazed panelled door to the:

Kitchen/Diner

11'1 x 9'5 (3.38m x 2.87m)
Two UPVC double glazed windows to the rear. Radiator. Extensive range of wall, base and drawer units with contrasting rolled top work surfaces and splash-back. Acrylic one and a half bowl sink drainer unit with mixer tap. Gas cooker with stainless steel extractor hood over. Breakfast bar. Space for fridge freezer. Space for table. Tiled effect vinyl flooring and coving. Doorway to the:

Utility/Rear Lobby

5'10 x 4'10 (1.78m x 1.47m)
Obscured UPVC double glazed window and door to the rear. Tiled effect vinyl flooring. Plumbing for washing machine. Door to the:

Newly Fitted Family Bathroom

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with tiled surrounds comprising panelled bath with electric shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring. Extractor fan.

FIRST FLOOR

Landing

Balustrade. Wood effect flooring and coving. Access to loft space. Archway to study area with UPVC double glazed window to the front. Panelled doors off and into:

Bedroom One

13'8 x 12'7 (4.17m x 3.84m)
UPVC double glazed window to the front. Radiator. Wood effect flooring and coving.

Bedroom Two

11'11 x 9'5 (3.63m x 2.87m)
UPVC double glazed window to the

front. Radiator. Wood effect flooring. Door to airing cupboard housing Worcester combi boiler.

Bedroom Three

8'7 x 7'8 (2.62m x 2.34m)
UPVC double glazed window to the front. Radiator. Wood effect flooring and coving.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Garden area with hedgerow enclosing. Shared side pedestrian access leading to the rear garden.

To The Rear

Good sized enclosed garden comprising patio area to the immediate rear, area laid to lawn and a variety of plants, trees and shrubs. Garden shed. Porch over rear door. Enclosed by fencing.



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

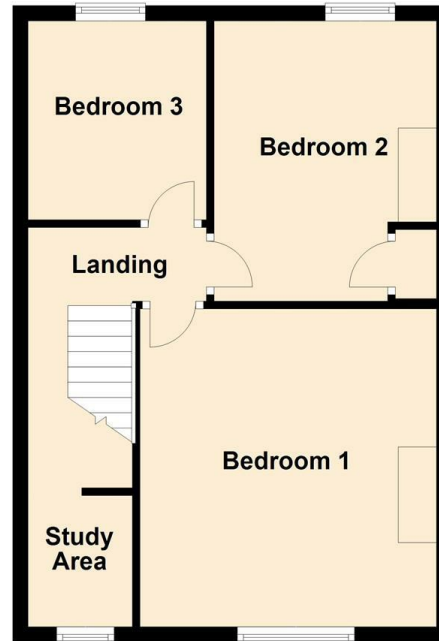
Ground Floor

Approx. 37.9 sq. metres (407.5 sq. feet)

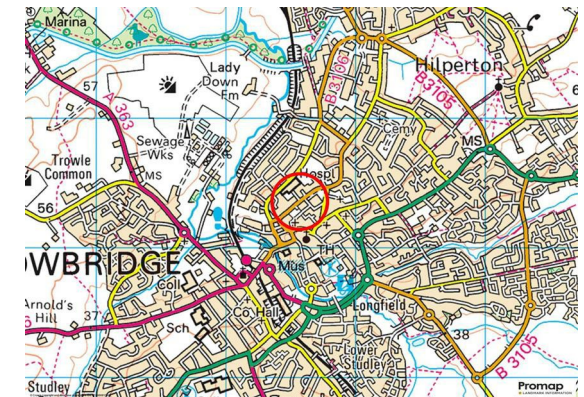
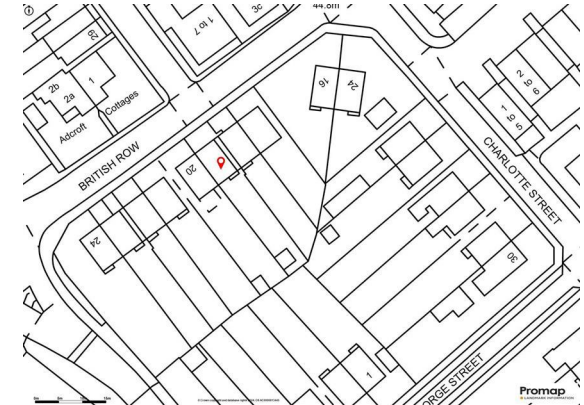


First Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



Total area: approx. 80.2 sq. metres (862.7 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.