



Flat 4, 2a Cleveland Gardens

Trowbridge BA14 7LX

- Spacious One Bedroom Bungalow
- Close to Local Shops, Bus Stop & Town Centre
- Living Room
- UPVC DGLazing & Gas C/Heating
- Allocated Parking Space
- Small Development Off St Thomas Road
- Kitchen/Dining Room
- Cloakroom & En Suite Bathroom
- Enclosed, Low Maintenance Garden
- No Onward Chain

Offers Over £160,000



ACCOMMODATION

All measurements are approximate

Kitchen/Dining Room

17'9 x 9'7 (5.41m x 2.92m)

UPVC double glazed window and door to the front. Double glazed Velux window to the rear. Radiator. Modern range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with stainless steel splash-back and extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Panelled door to small cupboard housing fuse box and electric meter. Wood effect flooring and tiled flooring, coving and inset ceiling spotlights. Wall mounted Worcester combi boiler. Carbon monoxide alarm. UPVC double glazed door to the rear. Opening to the:

Living Room

17'8 x 10'0 (5.38m x 3.05m)

UPVC double glazed windows to the front and rear. Radiator. Access to loft space. Coving. Television point. Oak doors to bedroom and cloakroom.



Bedroom

12'2 x 8'11 (3.71m x 2.72m)
UPVC double glazed window to the front. Radiator. Bedroom furniture with wardrobes, drawers and over bed cupboards. Coving. Television point. Smoke alarm. Panelled door to the:

En Suite Bathroom

Obscured UPVC double glazed window to the side. Radiator. Modern three piece white suite with tiled surrounds comprising shower end panelled bath with mains rainfall shower over, additional shower attachment and glass screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Tiled flooring, coving and inset ceiling spotlights. Extractor fan.

Cloakroom

Obscured UPVC double glazed window to the rear. Radiator. Two piece white suite comprising wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring.

EXTERNALLY

To The Front

Paved path to the front door with entrance light. Gated side pedestrian access leading to garden.

To The Rear & Side

Enclosed, low maintenance garden comprising paved pathway leading to garden area with area laid to artificial grass and large mature tree. Gravel area for bin storage. All enclosed by fencing.

LEASEHOLD:

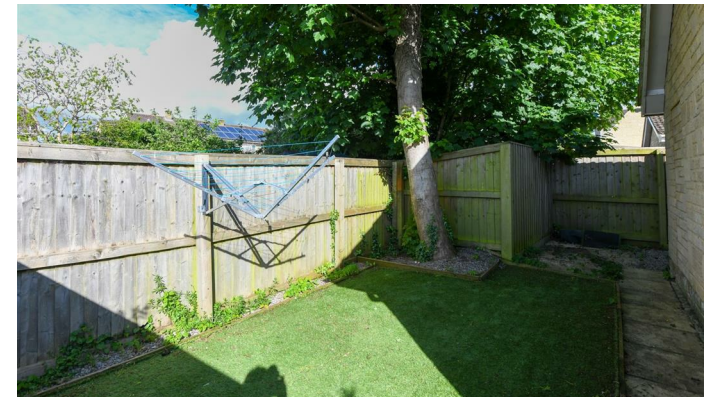
125 years from 2019

GROUND RENT:

Peppercorn

SERVICE CHARGE:

£250-300 per annum



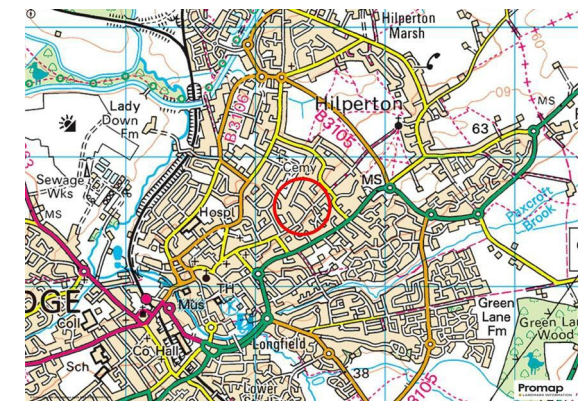
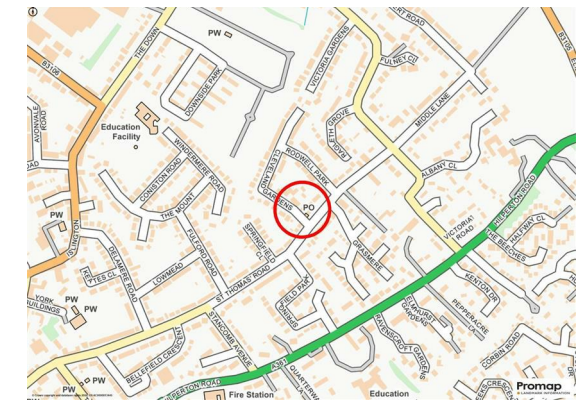
Tenure **Leasehold**
Council Tax Band **A**
EPC Rating **C**

Ground Floor

Approx. 48.5 sq. metres (522.6 sq. feet)



Total area: approx. 48.5 sq. metres (522.6 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.