



## 1a Jenkins Street Trowbridge BA14 8NE

- Modern Three Bedroom Detached Family Home
- Living Room
- Cloakroom & Refitted Bathroom
- Gas Central Heating
- Driveway Providing Parking
- Close to Town Centre, Railway Station & Supermarket
- Kitchen/Dining Room
- UPVC Double Glazing
- South-West Facing Private Garden
- Viewing Recommended

**Guide Price £265,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured UPVC double glazed door to the front. Radiator. Stairs to the first floor. Smoke alarm. Thermostat. Wood effect flooring. Fuse box. Glazed door to the:

### Living Room

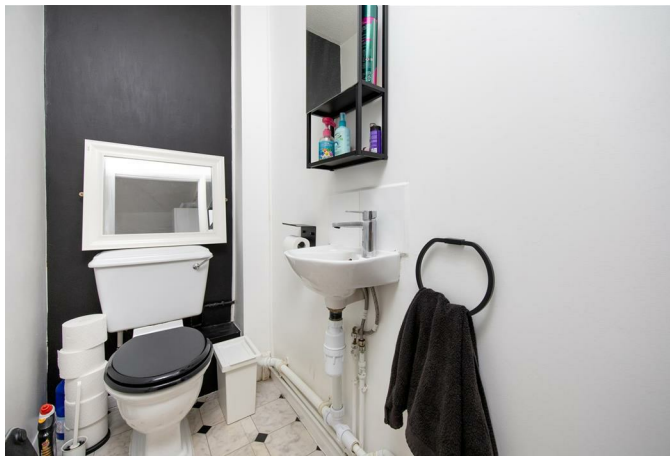
12'10 x 13'6 max (3.91m x 4.11m max)  
UPVC double glazed window to the front. Radiator. Wood effect flooring. Television and telephone points. Door to under stairs cupboard. Glazed door to the:

### Kitchen/Dining Room

13'2 x 11'2 (4.01m x 3.40m)  
UPVC double glazed window and French doors to the rear. Radiator. Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. One and a half bowl sink drainer unit with mixer tap. Built-in electric double oven and four-ring hob with extractor hood over. Plumbing for washing machine, Space for fridge/freezer. Space for table. Vinyl flooring. Glazed door to:

### Inner Hall

Wall mounted Worcester boiler - installed 2017. Carbon monoxide alarm. Vinyl flooring. Door to the:



### **Cloakroom**

Radiator. Two piece white suite comprising wash hand basin and w/c. Vinyl flooring. Extractor fan.

### **FIRST FLOOR**

#### **Landing**

Balustrade. Smoke alarm. Doors off and into:

#### **Bedroom One**

11'2 x 10'5 (3.40m x 3.18m)  
UPVC double glazed window to the rear. Radiator. Wood effect flooring.

#### **Bedroom Two**

12'10 x 8'7 (3.91m x 2.62m)  
UPVC double glazed window to the front. Radiator.

#### **Bedroom Three**

8'11 x 7'10 max (2.72m x 2.39m max )  
UPVC double glazed window to the front. Radiator. Access to loft space.

#### **Refitted Bathroom**

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

### **EXTERNALLY**

#### **To The Front**

Driveway providing off road parking. Gas and electric meters. Path leading round to gated pedestrian access to the rear.

#### **AGENTS NOTE:**

There is a vehicular right of access across the front of the property for 26 Seymour Road to access their driveway. This can be amended and the agent can explain on the viewing.

#### **To The Rear**

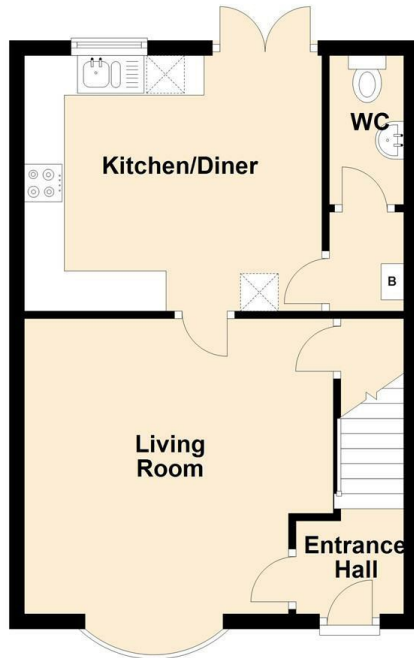
Enclosed south-west facing garden with private aspect comprising paved patio area to the immediate rear, area laid to lawn and borders with a variety of plants, trees and shrubs. Outside tap. Garden shed. Enclosed by fencing.



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

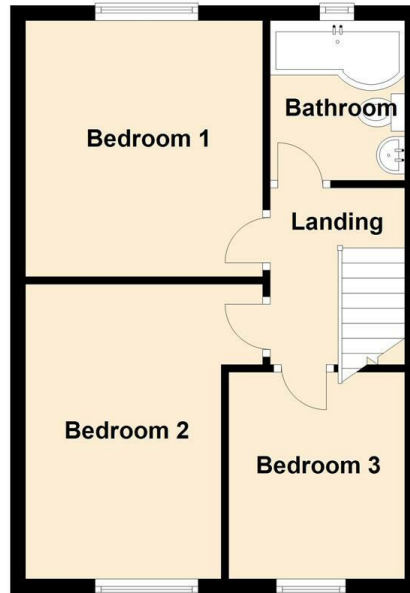
### Ground Floor

Approx. 37.7 sq. metres (405.5 sq. feet)

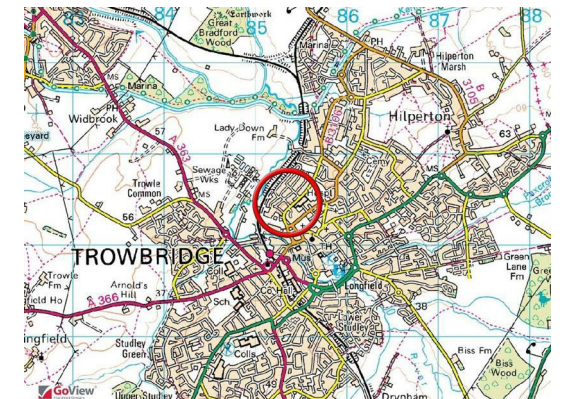
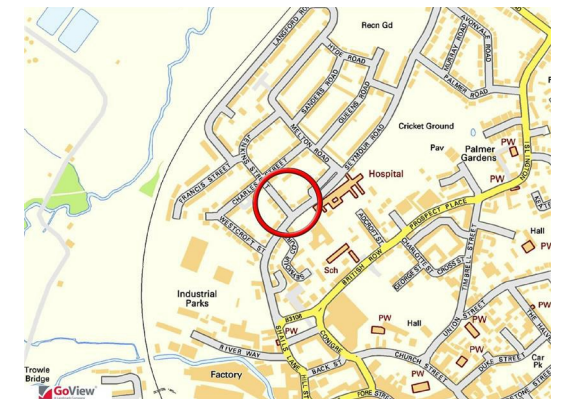


### First Floor

Approx. 37.4 sq. metres (402.6 sq. feet)



Total area: approx. 75.1 sq. metres (808.1 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.