



**KINGSTONS**

## 5 Withy Close Trowbridge BA14 7NB

- Deceptively Spacious, THREE Bedroom Terraced Property
- Living Room with French Doors
- Family Bathroom
- Gas Central Heating
- Ideal Starter Home
- Hilperton Marsh close to Canal, Countryside Walks & Primary School
- Kitchen/Diner
- UPVC Double Glazing
- West Facing Garden
- Early Viewing Recommended

**Offers Over £200,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

UPVC double glazed door to the front. Radiator. Coat hanging space. Wood effect flooring. Stairs to the first floor. Doorway to the:

### Kitchen/Diner

14'1 x 9'10 max (4.29m x 3.00m max)  
UPVC double glazed window to the front. Radiator. Range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer with mixer tap. Gas cooker point. Plumbing for washing machine. Space for fridge/freezer. Space for table. Wall mounted combi boiler. Wood effect flooring. Door to understairs storage cupboard. Doorway to the:

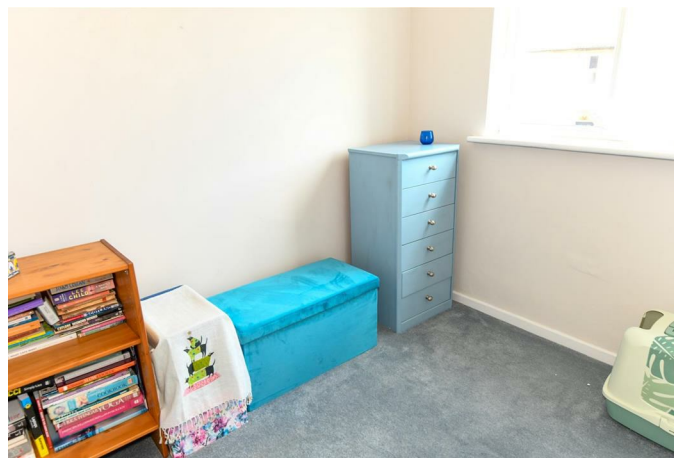
### Living Room

13'2 x 11'10 (4.01m x 3.61m)  
UPVC double glazed French doors to the rear. Radiator. Television point. Wood effect flooring and coving.

## FIRST FLOOR

### Landing

UPVC double glazed window to the front. Stairs to the second floor. Doors off and into: airing cupboard with shelving.



### **Bedroom One**

13'2 x 8'10 (4.01m x 2.69m)  
UPVC double glazed window to the rear. Radiator.

### **Bedroom Three**

8'8 x 7'0 (2.64m x 2.13m)  
UPVC double glazed window to the front. Radiator.

### **Family Bathroom**

Radiator. Three piece suite with tiled surrounds comprising panelled bath with shower mixer tap, wash hand basin and w/c. Tiled flooring. Extractor fan.

## **SECOND FLOOR**

### **Landing**

Door to:

### **Bedroom Two**

9'8 x 9'2 min (2.95m x 2.79m min)  
Double glazed Velux windows to the front and rear. Radiator. Wood effect flooring. Access to eaves storage.

## **EXTERNALLY**

### **To The Front**

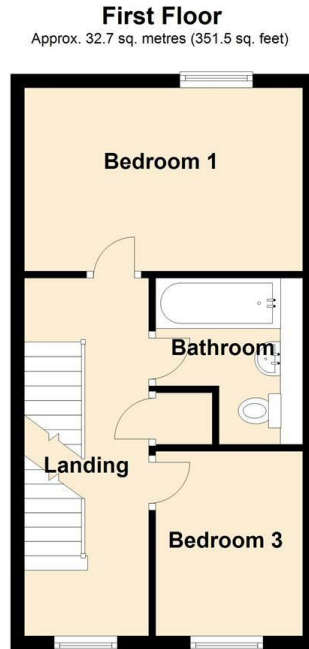
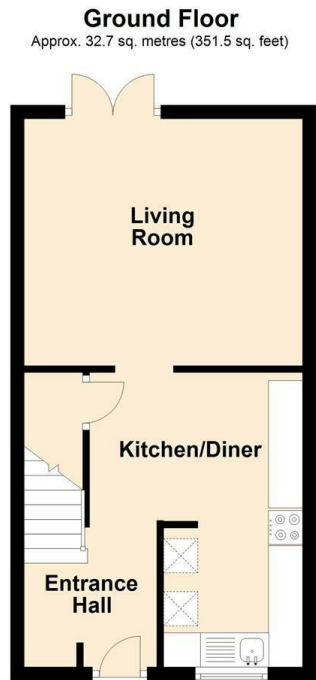
Path to the front door with storm porch over. Storage cupboard. Variety of plants and shrubs.

### **To The Rear**

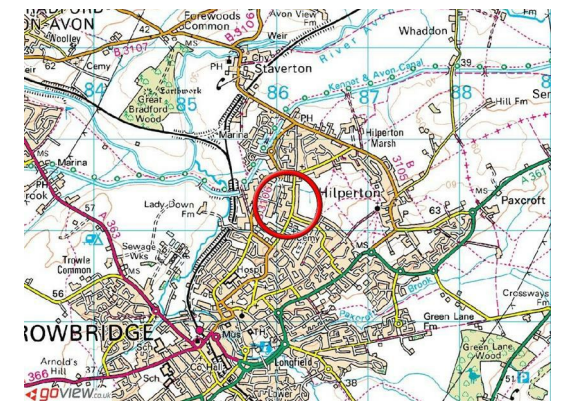
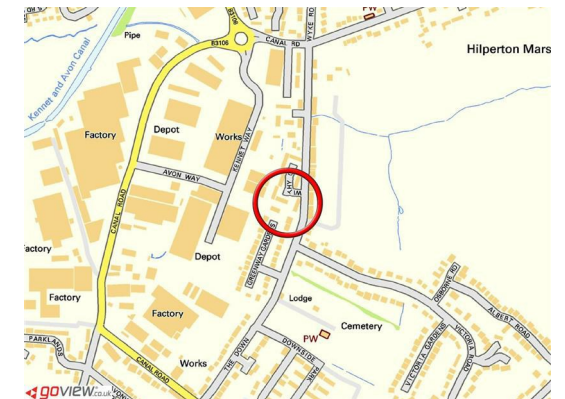
Low maintenance west facing garden with private aspect comprising paved patio area to the immediate rear, area laid to loose stone chippings and a variety of plants and shrubs. Garden shed. Enclosed by fencing and hedgerow with gated rear pedestrian access.



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



Total area: approx. 80.0 sq. metres (861.1 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.