




KINGSTONS

28 Barley Rise Trowbridge BA14 6FJ

- Two Bedroom Coach House in Popular Cul-De-Sac on the Edge of Town
- Lounge/Dining Room
- Modern Bathroom
- Upgraded Gas Central Heating
- No Onward Chain - Ideal Investment
- Close to Open Countryside, Riverside Walks & Town Centre
- Modern Fitted Kitchen
- Double Glazing
- Garage & Parking
- Estimated Rental Income of Circa £850pcm

Offers Over £200,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed panelled door to the front. Radiator. Wood effect flooring. Fuse box and smoke alarm. Stairs to the first floor.

FIRST FLOOR

Hallway

Smoke alarm. Access to part boarded loft space. Panelled doors off and into: Airing cupboard housing Ideal combi boiler and cloak cupboard with shelving and railing.

Lounge/Dining Room

17'11" x 10'11" (5.47 x 3.35)

UPVC double glazed window to the front. Radiator. Television point. Opening to the:

Kitchen

7'11" x 7'6" (2.42 x 2.30)

Double glazed Velux window to the rear. Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor hood over. Plumbing for washing machine and slimline dishwasher. Space for fridge/freezer. Wood effect vinyl flooring and inset ceiling spotlights.



Bedroom One

13'0" x 9'0" (3.97 x 2.75)
UPVC double glazed window to the front. Radiator. Television point.

Bedroom Two

9'6" x 7'5" (2.92 x 2.27)
Double glazed Velux window to the rear. Radiator.

Bathroom

Double glazed Velux window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over, pedestal wash hand basin and w/c with dual push flush. Tiled effect vinyl flooring and inset ceiling spotlights. Extractor fan.

EXTERNALLY

To The Front

Entrance light. Gas and electric meters. Gravel border.

Garage & Parking

18'9" x 8'11" (5.72 x 2.72)
Up and over door to the rear. Power, lighting and tap. Door to large storage cupboard. Obscured UPVC double glazed window to the front. Parking space to the front.



