



27 St. Johns Crescent Trowbridge BA14 9EZ

- Good Sized, Extended 3/4 Bedroom Family Home
- Family Room/Bedroom Four with Shower Room
- UPVC Double Glazed Conservatory
- South-West Facing Garden with Fantastic Views
- Block Paved Driveway for Several Vehicles
- Small Crescent Backing onto Southwick Country Park
- Large Lounge/Dining Area Open Plan to Kitchen
- Cloakroom, Bathroom & Separate W/C
- Large Garage/Workshop
- Requires Cosmetic Updating - No Chain

Offers Over £260,000



ACCOMMODATION

All measurements are approximate

Entrance Porch

Obscured UPVC double glazed door to the front. Tiled flooring. Doorway to the entrance area. Panelled door to the:

Cloakroom

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

Entrance Area

Obscured UPVC double glazed window to the side. Radiator. Stairs to the first floor. Shelving. Smoke alarm. Opening to the:

Lounge/Dining Area

20'8" x 12'0" (6.32 x 3.67)

Double glazed patio doors to the conservatory. Two radiators. Virgin and telephone points. Panelled door to the family room/bedroom four. Open plan to the:

Kitchen/Breakfast Area

15'11" x 11'8" max (4.86 x 3.56 max)

Two UPVC double glazed windows to the front. Range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. One and a half bowl sink drainer unit with mixer tap. Electric cooker point. Plumbing for washing machine and dishwasher. Breakfast Bar. Tiled flooring. Fuse box and isolation switch for solar panels. Wall mounted Worcester boiler and heating controls. Carbon monoxide alarm. Tiled flooring and inset ceiling spotlights.

Conservatory

9'11" x 8'2" (3.04 x 2.51)

UPVC double glazed construction with French doors to the rear. Tiled flooring and wall lights.

Family Room/Bedroom Four

12'5" x 9'7" (3.79 x 2.94)

UPVC double glazed French doors to the rear. Ceiling light and fan. Television point. Opening to the:

Shower Room

Chrome towel radiator. Two piece white suite with fully tiled surrounds comprising corner shower cubicle with mains shower over and sliding doors enclosing and wash hand basin with cupboard under. Tiled effect vinyl flooring. Extractor fan.

FIRST FLOOR

Landing

UPVC double glazed window to the front. Smoke alarm and carbon monoxide alarm. Doors off and into:

Bedroom One

12'1" x 11'10" (3.69 x 3.62)

UPVC double glazed window to the rear. Radiator. Built-in double wardrobe. Built-in double airing cupboard with radiator and shelving.

Bedroom Two

11'6" x 8'3" (3.52 x 2.54)

UPVC double glazed window to the rear. Radiator. Built-in double wardrobe. Access to loft space.

Bedroom Three

9'3" x 8'7" (2.82 x 2.62)

UPVC double glazed window to the front. Radiator. Wood effect flooring. Bulk-head.

Family Bathroom

Obscured UPVC double glazed window to the front. Towel radiator. Two piece white suite with fully tiled surrounds comprising shower end panelled bath with mains shower over and glass screen enclosing and pedestal wash hand basin. Tiled effect vinyl flooring. Extractor fan.

Separate W/C

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

EXTERNALLY

To The Front

Path to the front door with entrance light. Area laid to loose stone chippings with a variety of shrubs. Gas and electric meters. Block paved driveway providing off road parking leading to five-bar gates opening to the rear.

To The Rear

Good sized south-east facing garden backing onto Southwick Country Park. Gardens comprise block paved patio area to the immediate rear, area laid to lawn, mixed borders and tree. Block paved driveway continued to the garage/workshop. External power points and lighting. All enclosed by fencing.

Garage/Workshop

20'6" x 11'2" (6.27 x 3.42)

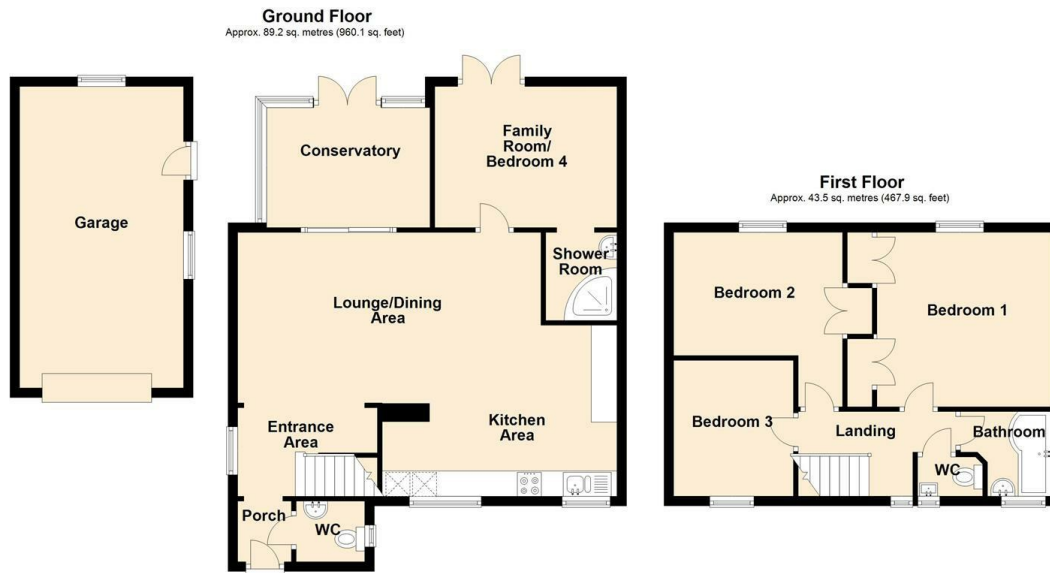
Electric roller door to the front/ UPVC double glazed window to the side. Obscured UPVC double glazed window to the rear. Obscured UPVC double glazed door to the side. Power and lighting. Eaves storage.

SOLAR PANELS:

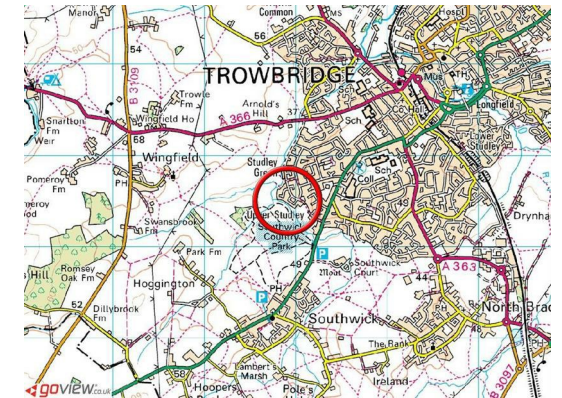
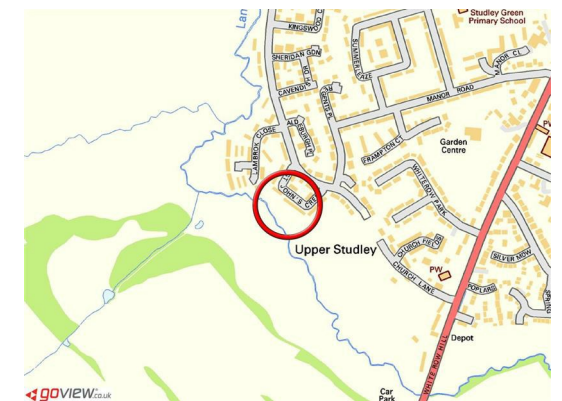
The property has LEASEHOLD solar panels with lease ending in 2035. We have been informed that they provide free electricity with only standing charges applying and excess usage over what electricity is produced.



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



Total area: approx. 132.7 sq. metres (1428.0 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.