



KINGSTONS



12 Church Fields

Trowbridge BA14 0EJ

- Three Bedroom Semi-Detached Family Home in a Small Cul De Sac
- Fitted Kitchen
- Shower Room
- Private South-West Facing Garden
- Requires Some Updating
- Near to Southwick Country Park on Outskirts of Town
- Lounge/Dining Room & Conservatory
- UPVC Double Glazing
- 21ft Garage & Driveway
- No Onward Chain

Offers Over £220,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed door to the front. UPVC double glazed windows to the front and side. Electric heater. Stairs to the first floor with cupboard under. Doors off and into: storage cupboard.

Kitchen

9'6 x 8'7 (2.90m x 2.62m)

UPVC double glazed window to the front. 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 electric oven and four-ring hob with extractor hood over. Plumbing for washing machine. Space for dryer and fridge/freezer. Larder cupboard. Vinyl flooring and coving.



Lounge/Dining Room

18'2 x 12'1 (5.54m x 3.68m)

UPVC double glazed window to the rear. Two electric heaters and electric fire. Wall lights and coving. Television point. UPVC double glazed patio doors to the:

Conservatory

10'2 x 7'2 (3.10m x 2.18m)
UPVC double glazed construction with patio doors to the rear. Wood effect flooring. Power point and light. UPVC double glazed door to the garage.

FIRST FLOOR

Landing

Access to loft space. Smoke alarm. Doors off and into: large airing cupboard housing hot water tank.

Bedroom One

12'4 x 10'8 (3.76m x 3.25m)
UPVC double glazed window to the rear. Electric heater. Built-in bedroom furniture. Coving.

Bedroom Two

10'10 x 7'4 (3.30m x 2.24m)
UPVC double glazed window to the rear. Electric heater.

Bedroom Three

10'8 x 6'9 max (3.25m x 2.06m max)
UPVC double glazed window to the front. Electric heater. Built-in cupboard.

Shower/Wet Room

Obscured UPVC double glazed window to the front. Electric fan heater. Suite with fully tiled surrounds comprising walk-in shower area with electric shower, pedestal wash hand basin and

w/c. Sealed floor. Coving. Extractor fan.

EXTERNALLY

To The Front

Entrance light. Area laid to loose stone chippings with a variety of established plants, trees and shrubs. Driveway providing parking.

To The Rear

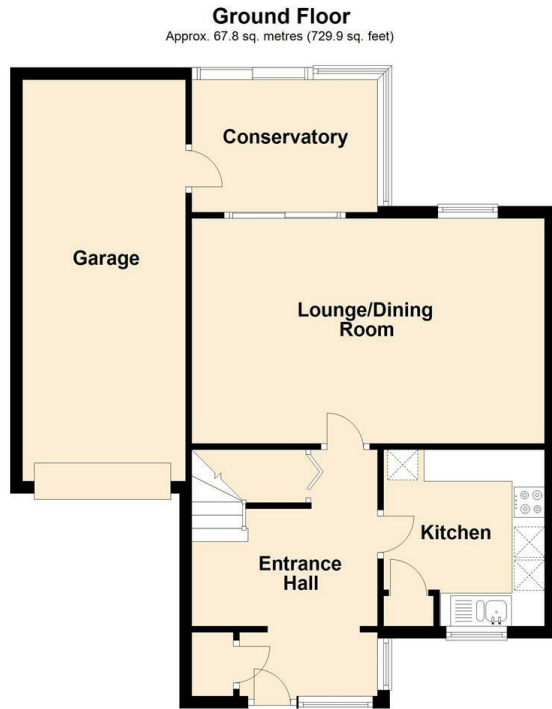
Enclosed south-west facing garden with private aspect comprising areas laid to loose stone chippings and paving. Large garden shed approx. 15ft x 5ft. All enclosed by fencing.

Garage

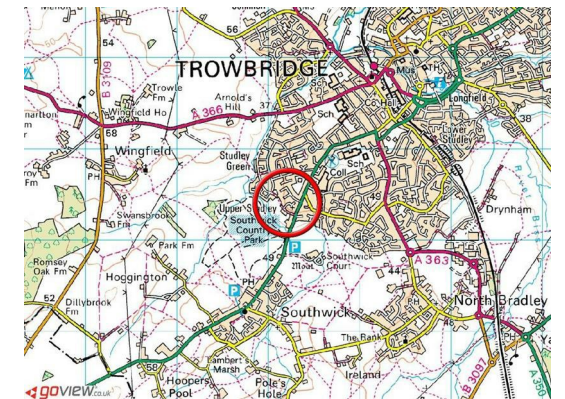
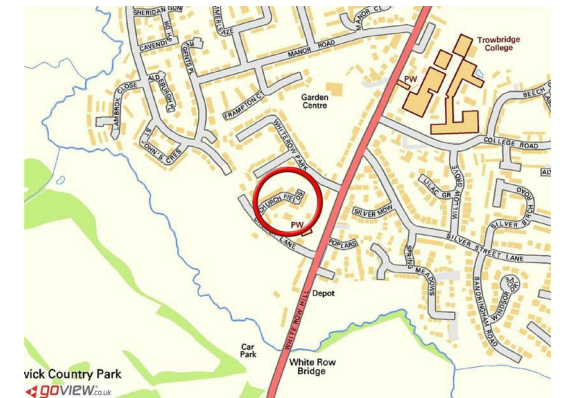
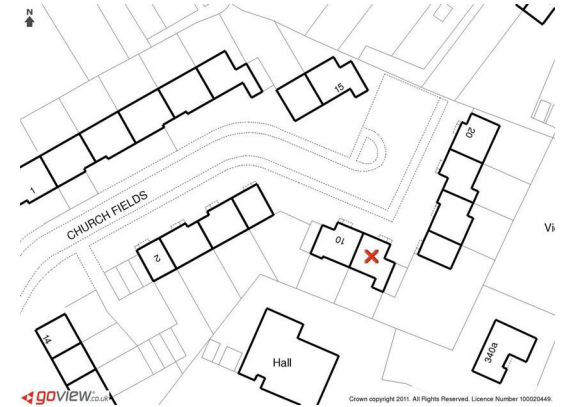
21'8 x 8'10 (6.60m x 2.69m)
Up and over door to the front. Power and lighting. UPVC double glazed door to the side leading into conservatory.



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



Total area: approx. 106.7 sq. metres (1148.9 sq. feet)



KINGSTONS
 Trowbridge Office

5C-5D Fore Street, Wiltshire,
 BA14 8HD

Contact

01225 777720
 sales@kingstonstrowbridge.co.uk
 kingstonstrowbridge.co.uk

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.