



## 15 Roundstone Street Trowbridge BA14 8DL

- Well-Presented One Bedroom Former Alms House
- Open Plan Living Room & Kitchen
- Professionally Converted Loft Space Providing Storage
- Gas central Heating with Worcester Boiler
- Vendor Suited & Ready to Move
- Close to the Town Centre, Railway Station & Shops
- Double Bedroom & Refitted Shower Room
- Storage Shed, Outside BBQ & Communal Washing Line
- Use of Well Maintained Communal Gardens
- Ideal Investment or First Time Buy

**Offers Over £140,000**





## ACCOMMODATION

All measurements are approximate

### Living Room Open Plan to Kitchen

15'7" x 14'4" (4.75 x 4.37)

### Living Area

Original leaded mullion window to the rear with fitted blinds. Window to the front with fitted blinds. Radiator. Feature open fireplace. Alcove with shelving and high level cupboard. Smoke alarm. Door to stairs to the first floor. Wood effect flooring. Television and cable points.

### Kitchen Area

Part glazed door to the front. Base mounted units with panelled splash-backs and rolled top work surfaces. Circular stainless steel sink with mixer tap. Electric cooker. Plumbing for washing machine. Space for fridge/freezer. Built-in cupboard housing Worcester combi boiler. Wood effect flooring. Fuse box and electric meter.



## FIRST FLOOR

### Landing

Original leaded window to the rear. Smoke alarm. Wood panelling. Panelled doors off.

## Bedroom

14'4" x 12'2" max (4.37 x 3.71 max)  
Original leaded mullion windows to the rear. Window to the front. Radiator.  
Access to professionally converted loft space providing plenty of storage, with ladder, power and light.

## Refitted Shower Room

Obscured glazed window to the front.  
Chrome towel radiator. Three piece white suite comprising large shower cubicle with aqua-board surrounds, mains shower and bi-fold doors enclosing, wash hand basin with cupboard under and w/c with dual push flush. Wood effect flooring. Extractor fan.

## EXTERNALLY

### Facilities

Each property owns its own timber storage shed and communal gravel area with washing line and communal BBQ.

### Communal Grounds

Well tended, private communal gardens with flagstone patio areas, area laid to lawn and well stocked raised beds with a variety of plants and shrubs. All enclosed by walling with gated pedestrian access.

## AGENTS NOTE:

The new owner will have access to the use of the beautifully tended gardens, they have been landscaped by the Alms Trust who own one of the properties within the development. There is no legal right of use, it is an informal agreement.



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

### Ground Floor

Approx. 20.8 sq. metres (223.8 sq. feet)

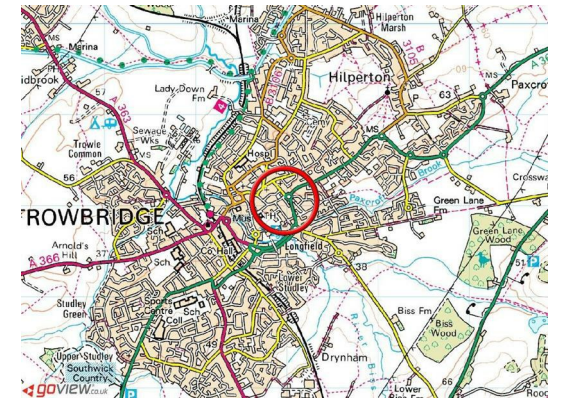
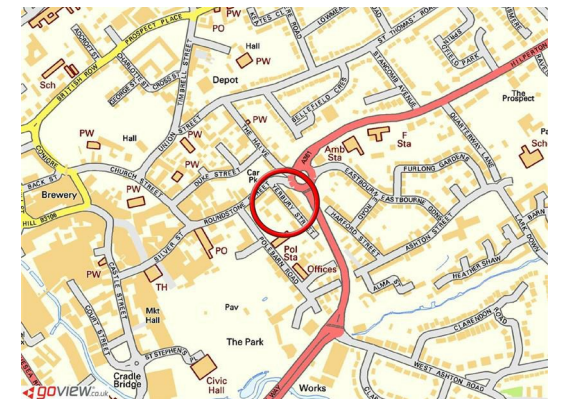


### First Floor

Approx. 20.8 sq. metres (223.8 sq. feet)



Total area: approx. 41.6 sq. metres (447.6 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.