



**KINGSTONS**



## 43 Ramsbury Walk

Trowbridge BA14 0UU

- Well Presented & Extended Three/Four Bedroom Detached Family Home
- 19ft Lounge/Dining Room
- Refitted Kitchen with Integrated Appliances
- UPVC Double Glazing & Gas Central Heating (Updated 2022)
- Low Maintenance Rear Garden
- Small Cul-De-Sac Near to Primary Schools, Bus Route & Retail Park
- Family Room/Bedroom Four with Wet Room
- Refitted Cloakroom & Refitted Bathroom
- FREEHOLD Solar Panels Providing Hot Water, Electricity & Yearly Return
- Garage & Driveway Providing Parking

**Asking Price £325,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Composite, double glazed door to the front. UPVC double glazed window to the side. Radiator. Fuse box and solar panel meter. Telephone point. LVT wood effect flooring. Stairs to the first floor with cupboard under. Panelled doors off and into:

### Refitted Cloakroom

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

### Refitted Kitchen

11'6 x 9'10 (3.51m x 3.00m)  
UPVC double glazed window to the rear. Radiator. Range of modern shaker style wall, base and drawer units with laminate work surfaces and up-stands. Composite one and a half bowl sink drainer unit with mixer tap. Built-in high level stainless steel electric oven and microwave oven. Built-in four-ring electric hob with glass splash-back and extractor hood over. Integrated dishwasher. Washing machine and fridge/freezer included. Panelled door to large larder cupboard with shelving. Space for small table. LVT wood effect flooring and inset ceiling spotlights. Double glazed door to the side. Enclosed refitted Ideal boiler, installed in 2022.

### Lounge/Dining Room

19'2 x 13'8 (5.84m x 4.17m)  
UPVC double glazed window to the front. Three radiators. Feature stone fireplace with electric fire inset. Television point. Coving. Archway to the:

### Family Room/Bedroom Four

11'5 x 11'1 (3.48m x 3.38m)  
UPVC double glazed patio doors to the rear. Two radiators. Panelled door to large storage cupboard. Sliding door to the:



### **Wet Room**

UPVC double glazed window to the side. Radiator. Fully tiled surrounds and floor, large shower area with electric shower, wash hand basin and w/c.

### **FIRST FLOOR**

#### **Landing**

Obscured UPVC double glazed window to the side. Refitted carpet to the stairs and landing. Access to loft space. Panelled doors off and into: airing cupboard housing hot water tank (2022) and shelving.

#### **Bedroom One**

13'9 x 9'2 (4.19m x 2.79m)  
UPVC double glazed window to the front. Radiator. Coving. New carpet.

#### **Bedroom Two**

14'3 x 8'10 max (4.34m x 2.69m max)  
UPVC double glazed window to the rear. Radiator. Panelled door wardrobe with hanging rail and shelving.

#### **Bedroom Three**

9'3 x 6'8 (2.82m x 2.03m)  
UPVC double glazed window to the front. Radiator. Panelled door to over-stairs cupboard with hanging rail and shelving.

#### **Refitted Family Bathroom**

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with tiled surrounds comprising panelled bath with mains mixer shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with dual push flush. LVT wood effect flooring and inset ceiling spotlights. Illuminated mirror.

### **EXTERNALLY**

#### **To The Front**

Path to the front door with entrance light. Area laid to artificial lawn. Driveway providing

off road parking for two vehicles. Gas and electric meters. Gated pedestrian access to the rear.

#### **To The Rear**

Enclosed low maintenance garden comprising composite decked area to the immediate rear with sun awning, area laid to artificial lawn, gravel areas and shrubs. Outside tap and light. Storage area to side. Storm porch over kitchen door. Space for bins. All enclosed by fencing and walling.

#### **Garage**

16'2 x 8'5 (4.93m x 2.57m)  
Electric roller door to the front. Power and lighting. Eaves storage. Door and UPVC double glazed window to the side.

#### **SOLAR PANELS:**

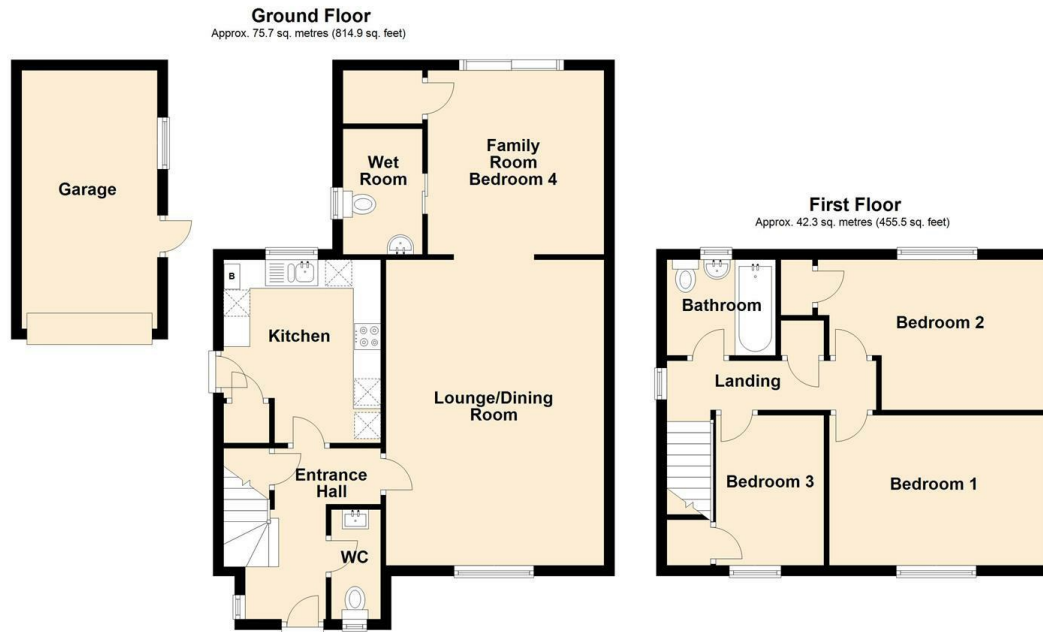
The solar panels are FREEHOLD which heat the domestic hot water and provide free electricity during daylight hours. They also provide an £800 a year return.

#### **AGENTS NOTE:**

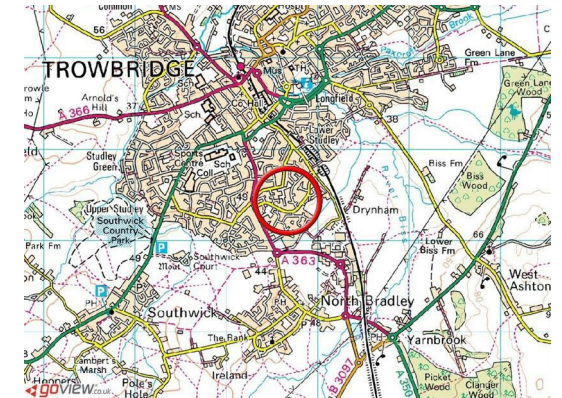
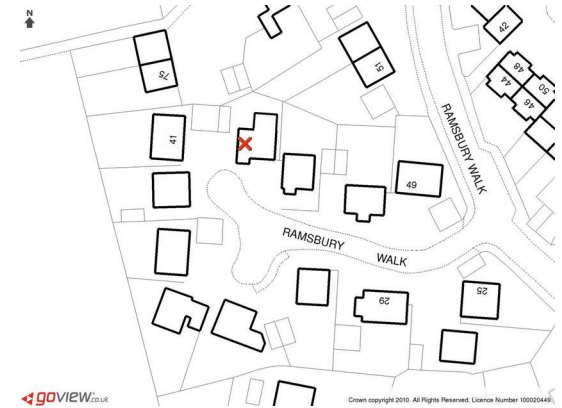
All curtains and blinds to remain.



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



Total area: approx. 118.0 sq. metres (1270.4 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.