



## 30 Newleaze

Steeple Ashton Trowbridge BA14 6EF

- Recently Refurbished & Newly Decorated Semi-Detached House
- Dual Aspect Lounge/Dining Room
- Two Double Bedrooms
- UPVC Double Glazing & New Electric Heating
- Potential to Extend Subject to Planning
- Edge of a Well Regarded Village Backing onto Fields & Over-Looking Green Space
- Dual Aspect Kitchen/Breakfast Room
- Bathroom with Shower
- Good Sized Enclosed Garden with Private Aspect
- Ideal FTB - No Onward Chain

**Offers Over £240,000**



## **ACCOMMODATION**

All measurements are approximate

### **Entrance Hall**

Solid wood door to the front. Modern electric radiator. Stairs to the first floor. Smoke alarm. Modern door to the:

### **Lounge/Dining Room**

16'10" x 10'5" (5.15 x 3.20)

UPVC double glazed windows to the front and rear. Modern electric radiator. Coving and ceiling rose. Open Reach and television points. Smoke alarm. Modern door to the:

### **Newly Fitted Kitchen/Breakfast Room**

12'1" x 10'3" (3.70 x 3.14)

UPVC double glazed windows to the front and rear. Modern electric radiator. Range of modern wall, base and drawer units with contrasting metro tiled surrounds and rolled top work surfaces. Composite sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring hob with extractor hood over. Plumbing for washing machine. Breakfast bar. Wood effect vinyl flooring. Extractor fan. Obscured glazed door to the rear. Fuse box and electric meter. Smoke alarm.



## FIRST FLOOR

### Landing

UPVC double glazed window to the side. Smoke alarm. Access to loft space. Modern doors off and into:

### Bedroom One

13'7" x 8'11" (4.16 x 2.74)

UPVC double glazed window to the front. Modern electric radiator. Television point. Door to airing cupboard housing pressurised hot water tank.

### Bedroom Two

8'10" x 7'11" (2.71 x 2.42)

UPVC double glazed window to the rear.

### Newly Fitted Bathroom

Obscured UPVC double glazed window to the rear. Three piece white suite with part tiled surrounds comprising panelled bath with Triton electric shower over and glass screen enclosing, pedestal wash hand basin w/c with dual push flush. Wood effect vinyl flooring. Extractor fan.

## EXTERNALLY

### To The Front

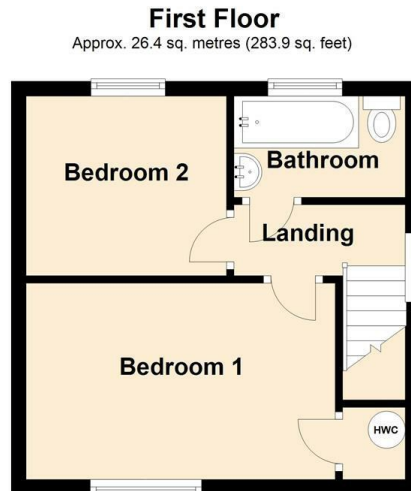
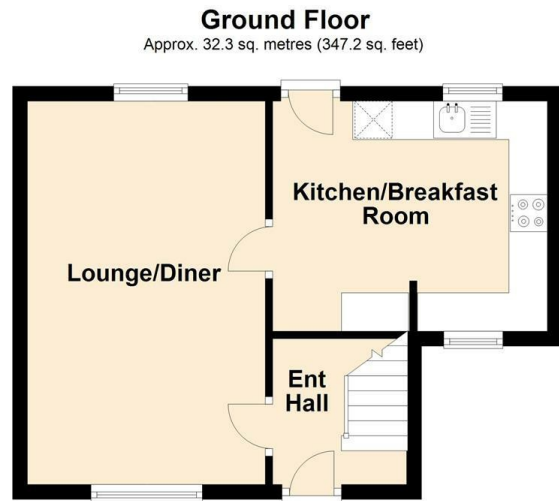
Path to the front door with storm porch over and entrance light. Areas laid to lawn. Shared path leading to gate to the rear.

### To The Rear

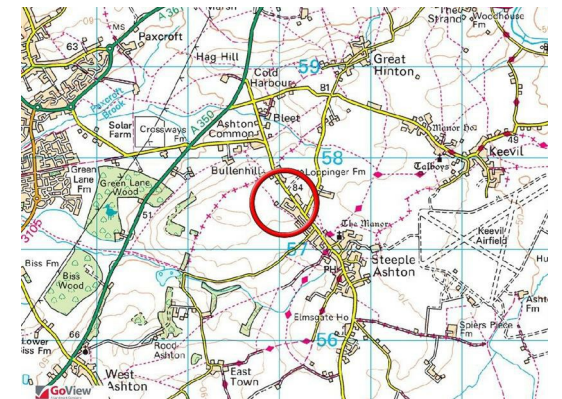
Good sized garden with private aspect backing onto open fields, comprising area laid to loose stone chippings, paved area and area laid to lawn with mature tree. Brick built storage shed with UPVC double glazed window to the side. Outside tap. Enclosed by fencing.



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



Total area: approx. 58.6 sq. metres (631.1 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.