



133 Silver Street Lane

Trowbridge BA14 0JY

A fantastic opportunity to purchase a chain free, semi-detached bungalow situated in the well regarded Silver Street Lane close to schools, shops and country park. The property whilst in a habitable condition would benefit from a program of refurbishment. Features include kitchen/Breakfast room, lounge/dining room, family bathroom, two double bedrooms, new carpets, UPVC double glazing and electric heating. External features include established south facing rear garden, front gardens, garage and driveway. Early viewing is highly recommended.

Guide Price £259,995





ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed door to the front. Electric heater. Access to loft space. Doors off and into: airing cupboard housing hot water tank and shelving; and additional linen cupboard.

Lounge/Dining Room

16'11 x 12'2 (5.16m x 3.71m)

UPVC double glazed window to the front. Electric heater. Stone fireplace. Television point. Glazed double doors to bedroom one.

Kitchen/Breakfast Room

14'0 x 9'8 (4.27m x 2.95m)

UPVC double glazed window and door to the side. Electric heater. Extensive range of wall and base mounted units with tiled splash-backs and laminate work surface. Stainless steel single sink drainer unit with mixer tap. Built-in electric double oven and four-ring hob with extractor over. Integrated dishwasher. Plumbing for washing machine. Space for fridge/freezer. Space for table. Wood effect flooring. Door to larder cupboard with shelving, fuse box and electric meter.



Bedroom One

12'11 x 12'0 (3.94m x 3.66m)
Double glazed sliding patio doors to the rear. Electric heater.

Bedroom Two

12'11 x 7'11 (3.94m x 2.41m)
Double glazed sliding patio doors to the rear. Electric heater. Built-in double wardrobe.

Bathroom

Obscured UPVC double glazed window to the side. Chrome electric heated towel rail. Three piece white suite with part tiled surrounds comprising panelled bath with electric shower over, pedestal wash hand basin and w/c.

EXTERNALLY

To The Front

Path to the front door. Area laid to lawn with borders with a variety of plants and shrub. Driveway with car port providing off road parking. External tap and light. Pedestrian access to the rear.

To The Rear

Enclosed south facing garden with private aspect comprising paved patio area to the immediate rear and side, area laid to lawn with trees, and mixed borders with a variety of plants and

shrubs. Garden shed. Enclosed by fencing.

Garage

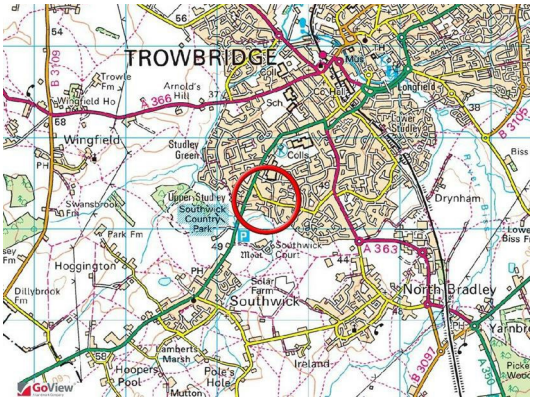
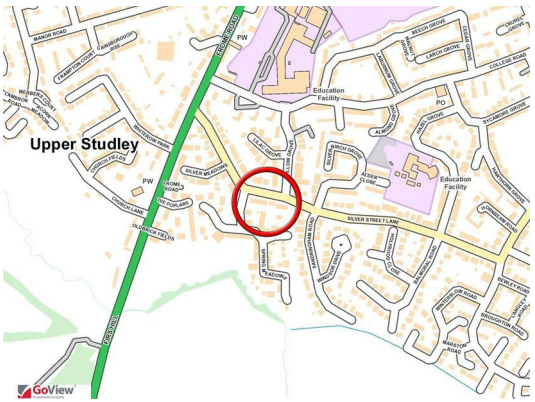
approx 18 x 8 (approx 5.49m x 2.44m)
Up and over door to the front.



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



Total area: approx. 85.4 sq. metres (919.3 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.