



7 The Mount Trowbridge BA14 8SY

- Two Double Bedroom Detached Bungalow on a Good Sized Plot
- Living Room with Feature Fireplace
- Modern Bathroom with Shower
- Gas Central Heating with Combi Boiler
- Driveway for 3-4 Vehicles, Car Port & Garage
- Popular St Thomas Road Area close to Bus Route, Town Centre & Supermarket
- Kitchen/Breakfast Room
- UPVC Triple Glazing
- Good Sized South-East Facing Garden
- Offered For Sale with No Onward Chain

Guide Price £270,000





ACCOMMODATION

All measurements are approximate

Hallway

Obscured double glazing, panelled door to the side. Radiator. Access to fully boarded loft space. High level cupboard with electric meter and fuse box.

Living Room

16'2" x 10'9" (4.94 x 3.30)

UPVC triple glazed window to the front. Radiator. Feature fireplace. Coving. Television point.

Kitchen

10'9" x 9'10" (3.30 x 3.00)

UPVC triple glazed window and door to the rear. Radiator. Range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. One and a half bowl sink drainer unit with mixer tap. Built-in high level electric oven. Built-in four-ring gas hob with extractor hood over. Tiled effect vinyl flooring and coving. Door to: larder cupboard with drawers, shelving and cupboard.

Bedroom One

11'4" x 9'10" (3.47 x 3.00)

UPVC triple glazed window to the front. Radiator. Coving. Telephone point.



Bedroom Two

9'10" x 9'5" (3.02 x 2.89)

UPVC triple glazed window to the rear. Radiator. Coving. Telephone point. Door to built-in wardrobe with hanging rail and shelving.

Bathroom

Obscured UPVC triple glazed window to the side. Radiator. Three piece white suite with tiled surrounds comprising panelled bath with mains mixer shower over, pedestal wash hand basin and w/c with dual push flush. Vinyl flooring. Shaving point. Door to airing cupboard with radiator and shelving.

EXTERNALLY

To The Front & Side

Area laid to lawn with a variety of plants and shrubs. Driveway for 3-4 vehicles, partially covered with polycarbonate roof. Gated side pedestrian access to both sides leading to the rear. Outside light.

To The Rear

Enclosed south-east facing garden with private aspect comprising paved patio area to the immediate rear, areas laid to lawn and a variety of plants and shrubs. Storage area to rear of garage. Bin storage area to side. Outside light. All enclosed by fencing and walling.

Garage/Workshop

14'8" x 8'0" (4.49 x 2.44)

Double doors to the front. High level windows to both sides. Power and lighting. Fuse box.

AGENTS NOTE:

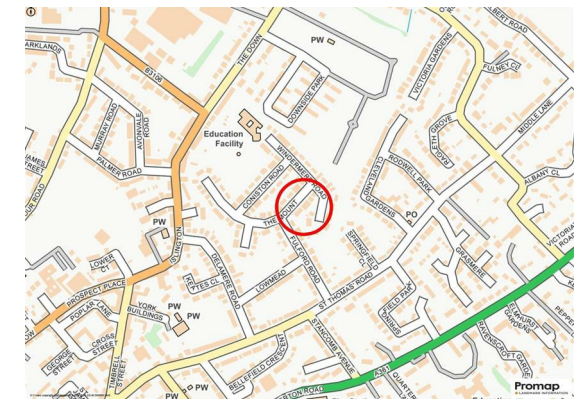
We have had the roof independently inspected by Suremar roofing. They have recommended approximately £2000 of remedial works.



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



Total area: approx. 71.9 sq. metres (773.9 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.