



2 Cloford Close Trowbridge BA14 9DH

- Spacious Semi-Detached Family Home with Potential to Extend (Subject to PP)
- Living Room & Dining Room
- Refitted Cloakroom & Shower Room
- UPVC Double Glazing & Gas Central Heating
- Garage & Driveway Providing Parking
- BOA Side of Town Close to Shop, Primary School, Parkland & Railway Station
- Good Sized Kitchen
- Four Good Sized Bedrooms
- Corner Plot with Well Stocked Established Gardens
- Offered For Sale with No Chain

Guide Price £339,950





ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed door to the front. Radiator. Stairs to the first floor. Wood effect flooring. Panelled door to the cloakroom. Glass panelled door to the kitchen. Glass panelled double doors to the:

Living Room

15'11 x 12'2 (4.85m x 3.71m)
UPVC double glazed bow window to the front. Radiator. Television point. Coving. Glass panelled double doors to the:

Dining Room

10'8 x 9'6 (3.25m x 2.90m)
UPVC double glazed window to the rear. Radiator. Coving. Doorway to the:

Kitchen

14'2 x 9'6 (4.32m x 2.90m)
UPVC double glazed windows to the rear and side. Radiator. Selection of wall and base mounted units with tiled splash-backs and laminate work surfaces. Stainless steel single sink, double drainer unit with mixer tap. Electric cooker point with extractor over. Washing machine included. Fridge/freezer included. Wood effect flooring and coving. Obscured UPVC double glazed door to the rear.



Refitted Cloakroom

Two piece white suite comprising wash hand basin with cupboard under and w/c with dual push flush. Wood effect flooring. Extractor fan.

FIRST FLOOR

Landing

UPVC double glazed arched window to the side. Balustrade. Smoke alarm. Access to loft space. Louvered double doors to storage cupboard with hanging rail and shelving. Doors off and into: airing cupboard housing Worcester combi boiler.

Bedroom One

13'8 x 12'1 (4.17m x 3.68m)
UPVC double glazed window to the front. Radiator. Coving.

Bedroom Two

12'0 x 9'10 (3.66m x 3.00m)
UPVC double glazed window to the rear. Radiator. Coving.

Bedroom Three

12'10 x 9'2 (3.91m x 2.79m)
UPVC double glazed window to the front. Radiator. Coving.

Bedroom Four

9'7 x 8'4 (2.92m x 2.54m)
UPVC double glazed window to the rear. Radiator. Coving.

Refitted Shower Room

Obscured UPVC double glazed window to the rear. Anthracite towel radiator. Three piece white suite with aqua-board surrounds comprising large walk-in shower enclosure with Mira shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with dual push flush. Vinyl flooring.

EXTERNALLY

To The Front & Side

Storm porch over front door with entrance light. Areas laid to lawn with well stocked and established borders, and hedgerow enclosing. Path and gate leading to gated side pedestrian access to the rear garden. Driveway providing off road parking.

To The Rear

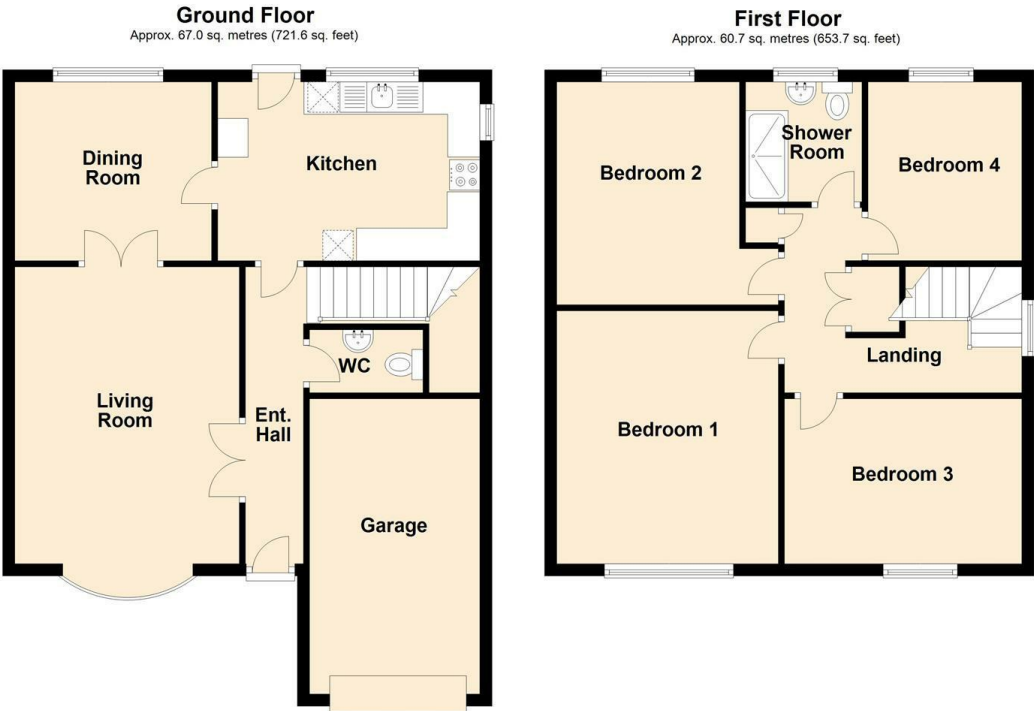
Enclosed south-east facing garden comprising patio area to the immediate rear, area laid to lawn with well stocked and established borders. Enclosed by fencing and walling.

Garage

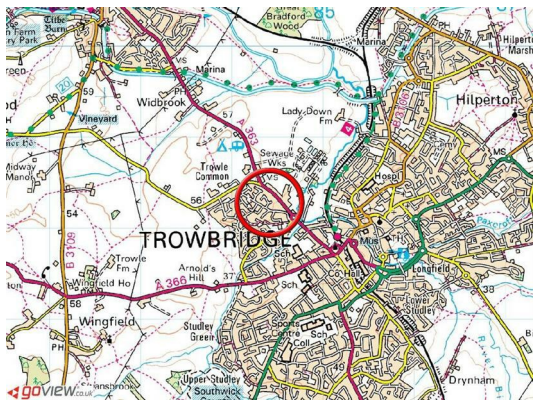
Up and over door to the front. Power and lighting.



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



Total area: approx. 127.8 sq. metres (1375.3 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.