



47b Islington Trowbridge BA14 8QG

- Well Presented & Updated Semi-Detached Period Property
- Lounge & Dining Room
- Three Bedrooms
- Gas Central Heating
- Private West Facing Garden
- Near to Town Centre, Supermarket, School & Railway Station
- Modern Fitted Kitchen
- Cloakroom & Bath/Shower Room
- UPVC Double Glazing
- Ideal First Time Buy

Guide Price £215,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed door to the front. Double glazed window to the front. Radiator. Stairs to the first floor with cupboards under. Doors off.

Dining Room

11'5 x 10'6 (3.48m x 3.20m)
UPVC double glazed bay window to the front. Radiator. Wood effect flooring and coving. Opening to the:

Living Room

12'5 x 10'3 (3.78m x 3.12m)
UPVC double glazed French doors to the rear. Radiator. Feature fireplace. Television point. Wood effect flooring and coving. Opening to the:

Kitchen

18'4 x 8'6 max (5.59m x 2.59m max)
Obscured UPVC double glazed window to the side. Radiator. Range of modern wall, base and drawer units with tiled splash-backs and wood effect work surfaces. Single sink drainer unit with mixer tap. Gas cooker. Plumbing for washing machine and dishwasher. Space for fridge/freezer and additional under counter appliance. Vinyl flooring. UPVC double glazed door to the side. Bi-fold doors to the:



Cloakroom

Window to the rear. W/C.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Access to loft space. Doors off and into:

Bedroom One

12'5 x 9'5 (3.78m x 2.87m)

UPVC double glazed window to the rear. Radiator. Coving.

Bedroom Two

10'8 x 8'10 (3.25m x 2.69m)

UPVC double glazed bay window to the front. Radiator. Built-in run of wardrobes.

Bedroom Three

6'1 x 5'11 (1.85m x 1.80m)

UPVC double glazed window to the front. Radiator.

Bath/Shower Room

Obscured UPVC double glazed window to the rear. Towel radiator. Four-piece white suite with part tiled surrounds comprising panelled bath, corner shower cubicle with mains shower, wash hand basin with cupboards under and w/c. Cupboard housing boiler - installed 2023.

EXTERNALLY

To The Front

Gate and path to the front door. Small courtyard area with shrubs. Enclosed by picket fencing.

To The Rear

Enclosed west facing garden with private aspect comprising walled courtyard area to the immediate rear laid to artificial lawn, archway leading to additional area laid to artificial lawn, fish pond and a variety of plants and shrubs. Garden shed. Enclosed by fencing.



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

Ground Floor

Approx. 44.9 sq. metres (483.6 sq. feet)

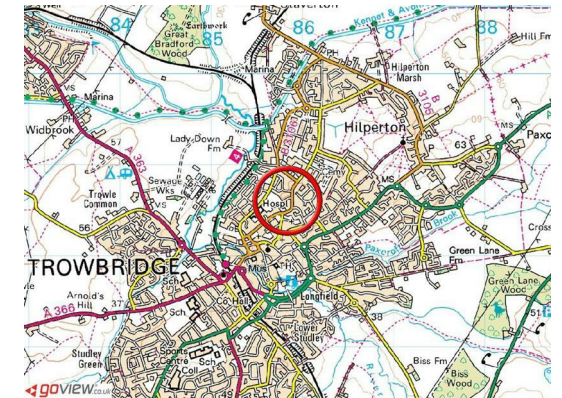
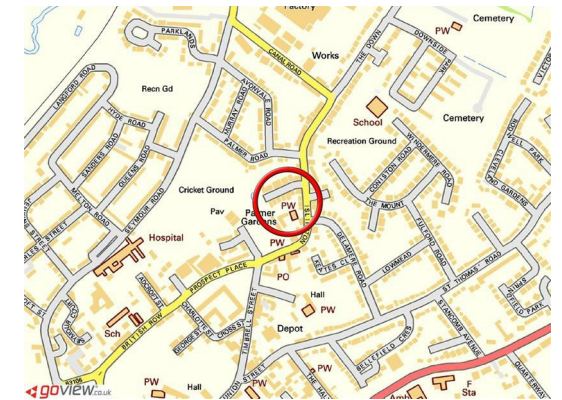
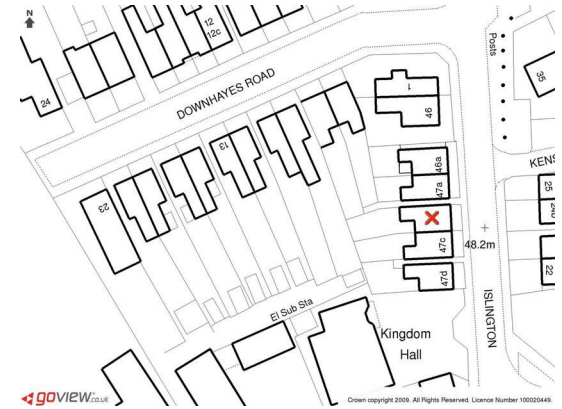


First Floor

Approx. 38.1 sq. metres (410.2 sq. feet)



Total area: approx. 83.0 sq. metres (893.8 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.