

9 Whiterow Park

Trowbridge BA14 0EG

- Two Bedroom Bay fronted End Terrace Period Property with Potential to Extend (subject to P.P)
- Living Room with Wood Burning Stove
- Family Bathroom
- Gas Central Heating System
- Tandem 9m Garage/Workshop & Driveway
- Cul-De-Sac Location in the Well Regarded Tree Lined Street close to Southwick Country Park
- Kitchen/Diner & Utility
- UPVC Double Glazing
- Large Enclosed Garden
- No Onward Chain

Offers Over £230,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Original hard wood door with stained glass window to the side. Secondary glazed stained glass window to the front. Radiator. Stairs to the first floor. Original stripped wood door to the:

Living Room

12'6" x 12'0" into bay (3.81m x 3.66m into bay)

UPVC double glazed bay window to the front. Radiator. Feature fireplace with wood mantel, tiled hearth and wood burning stove inset. Extraction vent for feeding warm air to bedroom one. Television point. Picture rail. Alcoves with shelving. Original stripped wood door to the:

Kitchen/Diner

10'8" x 9'7" (3.26 x 2.94)

Georgian style UPVC double glazed door to the rear. Radiator. Range of modern wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in electric oven and four-ring gas hob with extractor hood over. Integrated dishwasher. Space for table. Tiled effect flooring and coving. Glass panelled door to the side hall. Stripped wood sliding door to the:



Utility

6'3" x 4'0" (1.92 x 1.22)

UPVC double glazed window to the side. Modern wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Plumbing for washing machine. Wall mounted Baxi boiler. Tiled effect flooring. Shelving.

Side Hall

Door to the under stairs storage cupboard with light. Tiled flooring, obscured UPVC double glazed door to the side.

FIRST FLOOR

Landing

Obscured UPVC double glazed window to the side. Access to part boarded loft space. Smoke alarm. Cupboard over stairs housing tank for harvest rain water connected to toilet. Original stripped wood doors off and into:

Bedroom One

15'4" x 11'10" into bay (4.68 x 3.62 into bay)

UPVC double glazed bay window to the front. Two radiators. Feature cast iron fireplace. Picture rail. Alcove with shelving.

Bedroom Two

9'8" x 8'2" (2.95 x 2.49)

UPVC double glazed window to the rear. Radiator.

Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over, pedestal wash hand basin and w/c. Tiled flooring. Small storage cupboard. Extractor fan. NB: toilet currently connected to rain water harvest system.

EXTERNALLY

To The Front

Area laid to lawn with a variety of mature trees and shrubs. Storm porch over front door. Tandem driveway with car-port providing off road parking for 3-4 vehicles. Outside lights and tap. Gated side pedestrian access to the rear.

To The Rear

Large enclosed garden comprising paved patio area to the immediate rear with feature pond, enclosed by trellis with gate leading to garden area laid to lawn, deck area and a variety of plants, trees and shrubs. Victorian style storm porch across the rear of the property. External tap and light. Log store. Two large sheds. Storage area with compost bin. Enclosed by fencing and hedgerow.

Tandem Garage/Workshop

31'5" x 9'3" (9.58 x 2.82)

Up and over door to the front. Windows to the rear and side. Personal door to the side. Power and lighting.



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

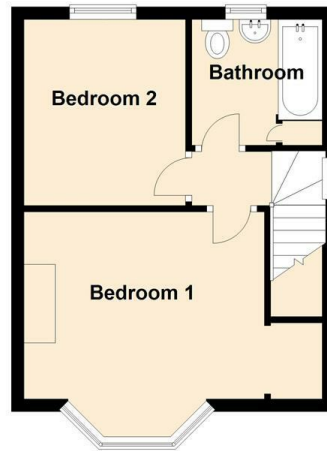
Ground Floor

Approx. 54.5 sq. metres (586.7 sq. feet)

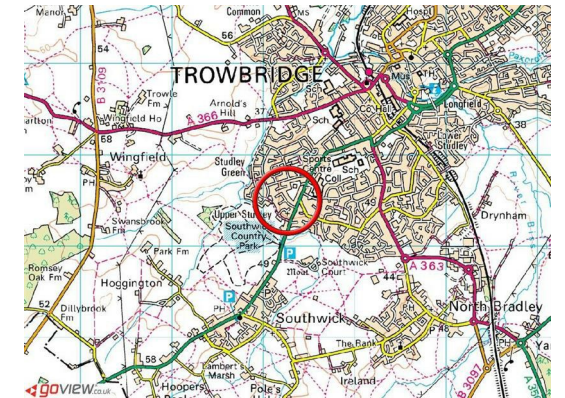
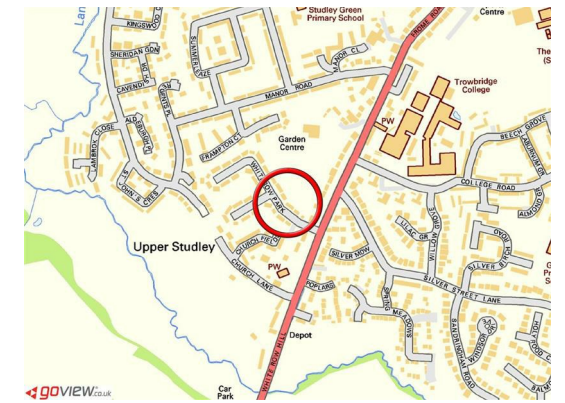


First Floor

Approx. 29.0 sq. metres (312.3 sq. feet)



Total area: approx. 83.5 sq. metres (899.0 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.