



34 Ashton Street

Trowbridge BA14 7ER

- Two Double Bedroom End of Terrace Victorian House
- Living Room
- Ground Floor Bathroom
- Gas Central Heating
- No Onward Chain
- Close to the Town Centre, Railway Station & Cinema/Restaurant Complex
- Kitchen/Diner & Utility/Rear Hall
- UPVC Double Glazing
- Large South Facing Garden
- Ideal FTB

Guide Price £170,000



ACCOMMODATION

All measurements are approximate

Entrance Porch

Obscured leaded UPVC double glazed door to the front. UPVC double glazed window to the side. Stone tiled flooring. Glazed door to the:

Living Room

13'0" x 9'3" (3.96m x 2.82m)

UPVC double glazed window to the front. Feature fireplace. Television point. Two alcoves with shelving. Wood effect flooring. Cupboard housing fuse box and electric meter. Panelled door to the:

Kitchen/Diner

12'10" x 12'1" (3.91m x 3.68m)

UPVC double glazed window to the rear. Radiator. Selection of wall and base mounted units with tiled surrounds and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor over. Space for fridge/freezer. Wall mounted combi boiler. Space for table. Stairs to the first floor. Coved ceiling. Smoke alarm. Panelled door to the:

Utility/Rear Hallway

8'0" x 5'6" max (2.44m x 1.68m max)

UPVC double glazed window and door to the side. Radiator. Plumbing for washing machine. Wood effect flooring. Panelled door to the:

Ground Floor Bathroom

Obscured UPVC double glazed window to the side. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mixer shower over, pedestal wash hand basin and w/c. Tiled flooring. Extractor fan.

FIRST FLOOR

Landing

Doors off to both bedrooms.

Bedroom One

13'5" x 9'7" (4.09m x 2.92m)
UPVC double glazed window to the front. Radiator. Wood effect flooring.

Bedroom Two

13'1" x 9'2" (3.99m x 2.79m)
UPVC double glazed window to the rear. Radiator. Wood effect flooring. Over stairs storage.

EXTERNALLY

To The Front

Small walled courtyard area.

To The Rear

Large south facing enclosed garden comprising concrete hard standing to the immediate rear, steps down to patio area and large area laid to lawn. Various plants, trees and shrubs. Outside tap. Garden shed. Enclosed by fencing and walling with gated side pedestrian access.

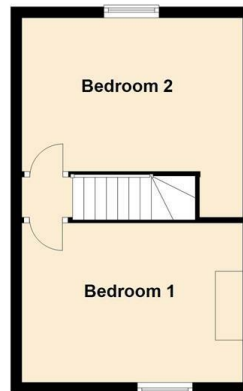


Tenure **Freehold**
Council Tax Band **B**
EPC Rating **D**

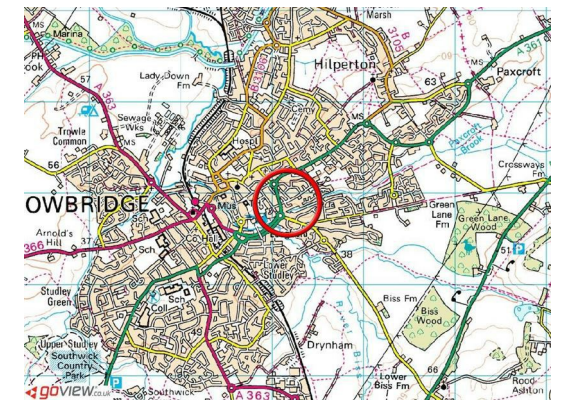
Ground Floor
Approx. 35.1 sq. metres (377.6 sq. feet)



First Floor
Approx. 26.5 sq. metres (285.6 sq. feet)



Total area: approx. 61.6 sq. metres (663.2 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.