



2 Smithywell Close Trowbridge BA14 7DP

- Deceptively Spacious Three Bedroom Terrace House
- 23ft Dual Aspect Lounge/Dining Room
- Bathroom & Separate W/C
- Gas Central Heating
- No Onward Chain
- Popular Green Lane area close to Well-Regarded Primary School
- Modern Fitted Kitchen
- UPVC Double Glazing
- West Facing Garden
- Viewing Recommended

£250,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed window and door to the front. Stairs to the first floor with small cupboard under. Wood effect flooring. Smoke alarm. Doorway to storage cupboard. Doorway to kitchen. Door to the:

Lounge/Dining Room

22'11 x 12'10 max (6.99m x 3.91m max)
UPVC double glazed window to the front. Radiator. Wood effect flooring. Television point. UPVC double glazed patio doors to the rear.

Kitchen

9'2 x 8'4 (2.79m x 2.54m)
UPVC double glazed window to the rear. Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Built-in stainless steel four-ring gas hob with extractor hood over. Built-in high level stainless steel electric double oven. Plumbing for washing machine. Space for fridge/freezer. Doorway to under stairs storage cupboard/pantry. Vinyl flooring. Wall mounted Ideal boiler.



FIRST FLOOR

Landing

Smoke alarm. Doors off and into: airing cupboard.

Bedroom One

12'10 x 10'11 (3.91m x 3.33m)
UPVC double glazed window to the front. Radiator.

Bedroom Two

11'0 x 9'11 (3.35m x 3.02m)
UPVC double glazed window to the rear. Radiator.

Bedroom Three

8'6 x 8'2 (2.59m x 2.49m)
UPVC double glazed window to the front. Radiator.

Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Two piece suite with part tiled surrounds comprising panelled bath and pedestal wash hand basin. Vinyl flooring. Extractor fan.

Separate W/C

Obscured UPVC double glazed window to the rear. W/C. Vinyl flooring.

EXTERNALLY

To The Front

Path to the front door with storm

porch over and entrance light. Area laid to gravel. Enclosed by fencing and high hedgerow.

To The Rear

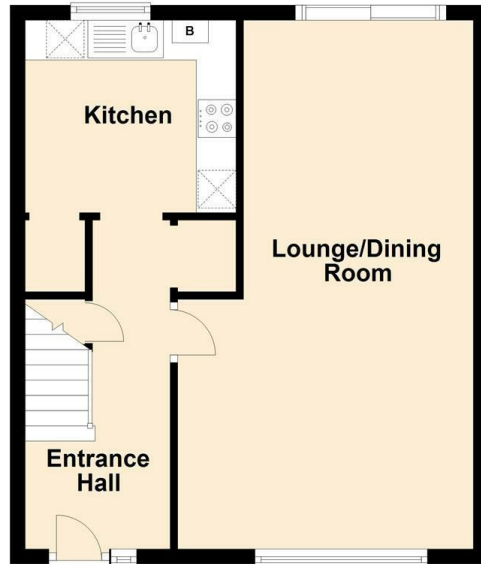
Enclosed, low maintenance west facing garden comprising decked area to the immediate rear, area laid to slate chippings and well stocked borders with a variety of plants and shrubs.



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

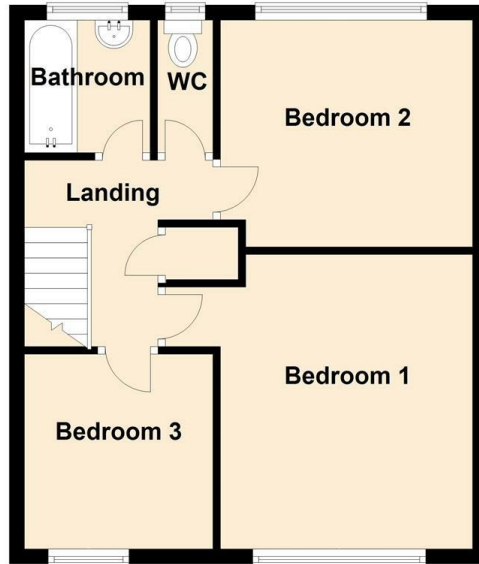
Ground Floor

Approx. 41.6 sq. metres (447.5 sq. feet)

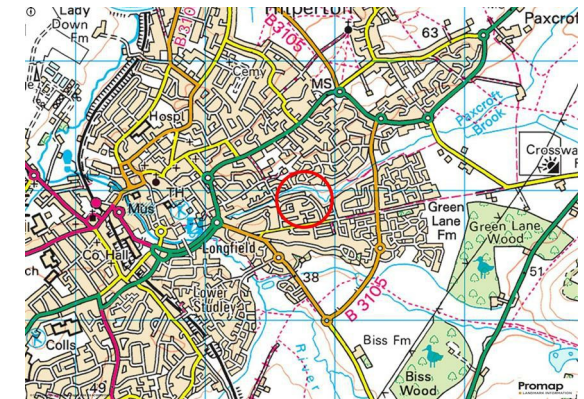
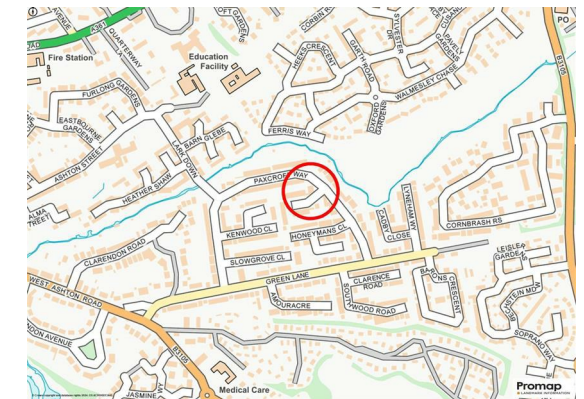
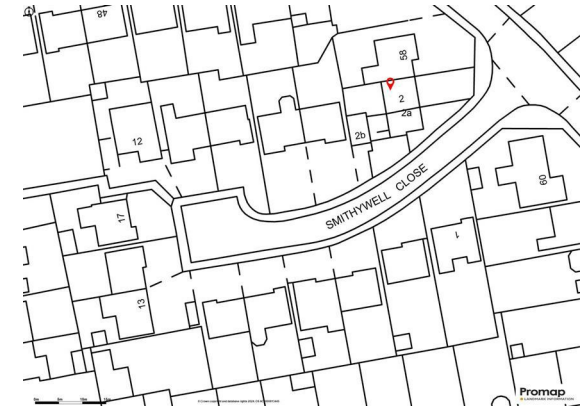


First Floor

Approx. 41.6 sq. metres (447.5 sq. feet)



Total area: approx. 83.2 sq. metres (895.0 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.