



7 Weavers Drive

Trowbridge BA14 7AL

- Deceptively spacious two bedroom terrace house in established area
- Living Room
- Modern Shower Room
- Gas Central Heating
- Potential to Create Parking/Erect Garage
- Close to cinema/restaurant complex, town centre & Tesco's superstore
- Modern Kitchen/Diner
- UPVC Double Glazing
- Low Maintenance Gardens
- No Chain - Ideal FTB or BTL

Guide Price £190,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

Obscured UPVC double glazed door to the front. Obscured UPVC double glazed windows to the front and side. Tiled flooring. Light. Gas and electric meters. Obscured glazed door to the:

Living Room

15'0 x 11'7 (4.57m x 3.53m)
UPVC double glazed window to the front. Two radiators. Feature stone fireplace with electric fire inset. Television and telephone points. Smoke alarm. Thermostat. Fuse box. Stairs to the first floor. Door to the:

Kitchen/Diner

11'7 x 9'9 (3.53m x 2.97m)
UPVC double glazed window to the rear. Radiator. Selection of modern wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Gas cooker point. Space for under counter fridge and freezer. Breakfast bar. Space for table. Tiled flooring. Obscured UPVC double glazed door to the rear.



FIRST FLOOR

Landing

Access to loft space. Smoke alarm. Doors off and into: airing cupboard housing Potterton combi boiler and heating controls.

Bedroom One

11'7 x 8'7 (3.53m x 2.62m)
UPVC double glazed window to the rear. Radiator.

Bedroom Two

11'7 x 8'7 max (3.53m x 2.62m max)
UPVC double glazed window to the front. Radiator.

Shower Room

Radiator. Modern three piece white suite with tiled surrounds comprising double shower cubicle with electric shower over and sliding doors enclosing. pedestal wash hand basin and w/c with dual push flush. Tiled flooring. Extractor fan.

EXTERNALLY

To The Front

Shared path the front door. Area laid to loose stone chippings with a variety of shrubs.

To The Rear

Enclosed, low maintenance garden comprising paved area to the immediate rear, area laid to artificial lawn and areas laid to loose stone chippings. Garden shed. Paved pathway leading gated rear pedestrian access. All enclosed by fencing.

AGENTS NOTE:

There is potential to re-instate off road parking or erect a garage at the end of the garden by moving the fence back.

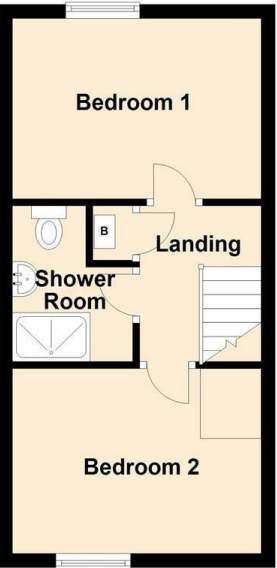


Tenure **Freehold**
Council Tax Band **A**
EPC Rating

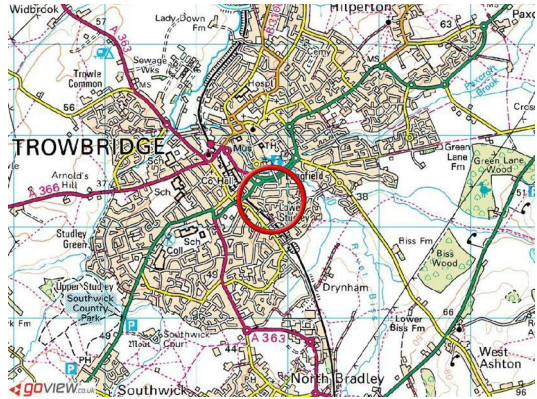
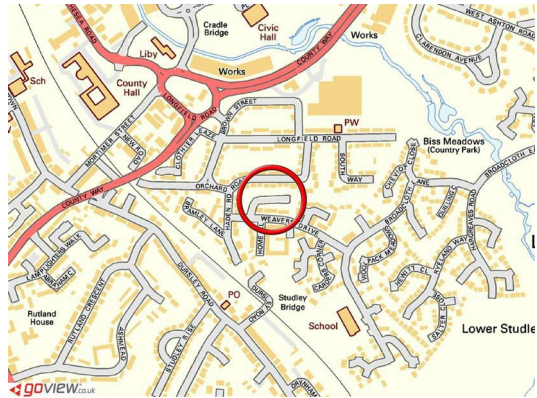
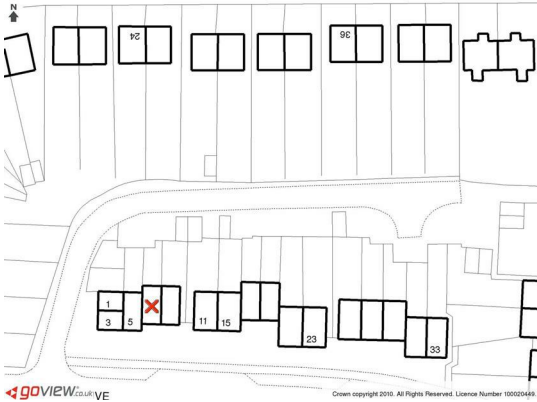
Ground Floor
Approx. 28.3 sq. metres (304.6 sq. feet)



First Floor
Approx. 27.2 sq. metres (293.3 sq. feet)



Total area: approx. 55.5 sq. metres (597.9 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.