



27 Albert Road

Trowbridge BA14 7LP

A fantastic opportunity to purchase an extended, three/four bedroom, detached chalet style house situated within the well regarded Albert Road on the Hilperton side of town close to the well regarded village, bus routes, primary schools, town centre and railway station. Whilst the property is in a habitable condition it would benefit from a program of modernisation. Standout features include plenty of parking, good sized enclosed gardens, ample living space, kitchen with breakfast/sun room and three double bedrooms. Viewing is highly recommended, no onward chain.

Guide Price £450,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Part glazed panelled door and window to the front. Radiator. Wood flooring. Heating controls. Doors off and into: cloak cupboard with hooks and storage cupboard with shelving.

Cloakroom

Obscured UPVC double glazed window to the front. Chrome towel radiator. Pedestal wash hand basin with tiled splash-backs and w/c. Vinyl flooring.

Dining Area

20'8" x 10'5" (6.32 x 3.18)

UPVC double glazed window to the rear. Radiator. Coving. Archway to the family room. Open plan to the:

Lounge Area

15'1" x 13'0" (4.62 x 3.97)

UPVC double glazed window to the front. Radiator. Stone built display wall with wood shelving, tiled hearth and feature fireplace with decorative copper canopy. Television point. Coving.

Family Room

16'0" x 11'3" (4.89 x 3.45)

Double glazed window to the rear. Double glazed sliding patio doors to the side. Radiator. Feature fireplace with decorative mantle, marble surrounds and electric fire inset. Two decorative display recesses. Wall lights.



Kitchen

12'3" x 10'4" (3.75 x 3.16)

UPVC double glazed window to the rear. Range of modern, wall, base, drawer and larder cupboards with tiled splash-backs and rolled top work surfaces. Acrylic sink drainer unit with mixer tap. Space for gas fired range cooker with extractor over. Plumbing for dishwasher. Space for under counter fridge. Serving hatch to dining area. Tiled flooring. Opening to the:

Breakfast/Sun Room

17'5" x 11'3" (5.33 x 3.44)

UPVC double glazed windows to the rear and sides. UPVC double glazed door to the side. Door to the garage/workshop.

FIRST FLOOR

Landing

UPVC double glazed window to the front. Radiator. Wooden balustrade with cast iron spindles. Smoke alarm. Doors off and into: storage cupboard with hanging rail and shelving.

Bedroom One

14'7" x 10'9" (4.45 x 3.28)

UPVC double glazed window to the rear. Radiator. Door to linen cupboard with shelving.

Bedroom Two

12'10" x 12'10" (3.92 x 3.92)

UPVC double glazed window to the front. Radiator. Two built-in cupboards.

Bedroom Three

10'11" x 10'6" (3.35 x 3.21)

UPVC double glazed window to the rear. Radiator. Built-in double wardrobe. Small access door to:

Attic Room (Potential 4th Bedroom)

10'8" x 9'10" (3.26 x 3.00)

Obscured glazed window to the side. Pitched roof.

Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator and electric bar heater. Three piece suite with fully tiled surrounds comprising panelled bath with shower over, pedestal wash hand basin and w/c. Vinyl flooring and inset ceiling spotlights. Access to loft space.

EXTERNALLY

To The Front

Storm porch over front door. Area laid to lawn with decorative walling. Outside lights. Driveway providing off road parking for several vehicles. Gated side pedestrian access to the rear. Additional gated side pedestrian access to side courtyard area with space for bins and second leading to the rear garden. Enclosed by laurel hedgerow and walling.

To The Rear

Good sized enclosed garden comprising paved patio area to the immediate rear enclosed by low level walling and railings with gates opening to further patio areas, large area laid to lawn and a variety of plants and shrubs. Summer house. Greenhouse and shed. Outside lights and tap. Enclosed by fencing and walling.

Garage/Workshop

12'2" x 10'8" (3.73 x 3.27)

Up and over door to the front. Power and lighting. Wall and base mounted units. Gas fired boiler. Plumbing for washing machine. Space for dryer.



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



Total area: approx. 180.8 sq. metres (1945.9 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.

