



10 Avonvale Road

Trowbridge BA14 8QS

A fantastic opportunity to purchase a three bedroom semi-detached house situated in a popular residential location close to primary school, shops and town centre. The property requires a programme of refurbishment and is sold with vacant possession. Viewing is highly recommended. Accommodation comprises entrance hall, kitchen, lounge/dining room, three bedrooms and family bathroom. Benefits include double glazing, gas central heating, good sized enclosed garden, garage and driveway providing off road parking.

Offered for sale with no onward chain - viewing recommended.

Guide Price £230,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed window and door to the front. Radiator. Stairs to the first floor with cupboard under housing gas meter. Doors off.

Lounge/Dining Room

21'7" x 11'5" max (6.60 x 3.50 max)
Double glazed window to the front. Two radiators. Feature fireplace with electric fire. Double glazed sliding patio doors to the rear.

Kitchen

9'6" x 8'6" (2.90 x 2.60)
Double glazed window to the rear. 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. Plumbing for washing machine. Built-in electric oven and four ring electric hob. Space for under counter fridge. Wall mounted boiler. Serving hatch to dining area. Obscured double glazed door to the side.

FIRST FLOOR

Landing

Double glazed window to the side. Access to loft. Doors off.

Bedroom One

11'9" x 10'9" (3.60 x 3.30)
Double glazed window to the front.
Radiator.

Bedroom Two

10'10" x 9'8" (3.32 x 2.96)
Double glazed window to the rear.
Radiator. Airing cupboard housing hot water tank.

Bedroom Three

7'6" x 6'2" (2.30 x 1.89)
Double glazed window to the front.
Radiator.

Family Bathroom

Obscured double glazed window to the rear. Radiator. Three piece suite with part tiled surrounds comprising panelled bath with electric shower over, pedestal wash hand basin and w/c.

EXTERNLLY

To The Front

Storm porch over front. door. Area laid to lawn with shrubs. Driveway providing off road parking. Gated side pedestrian access to the rear.

To The Rear

Good sized enclosed garden with private aspect comprising decked area to the immediate rear with fencing enclosing, areas laid to lawn and a

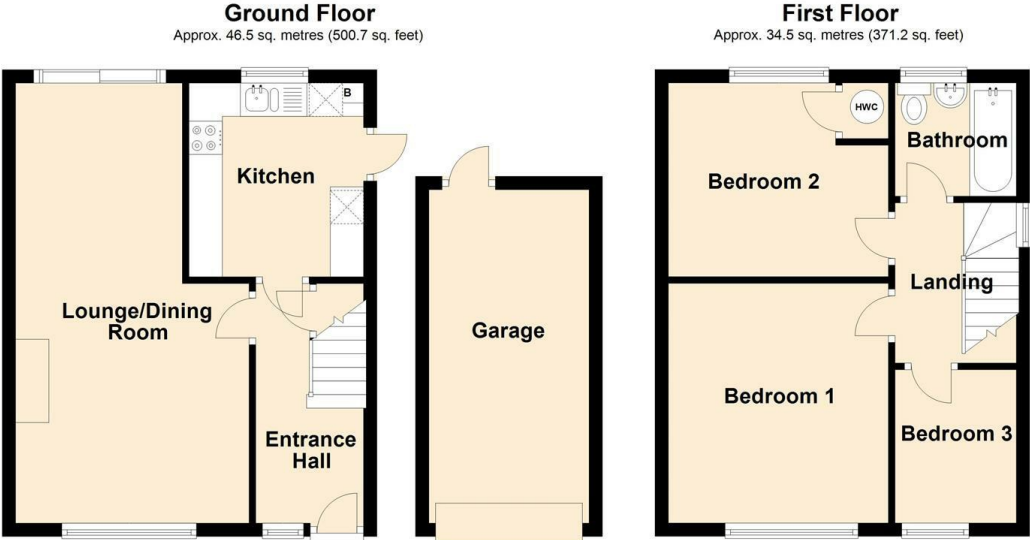
variety of mature trees and shrubs.
Garden shed. Outside tap. Enclosed by fencing.

Garage

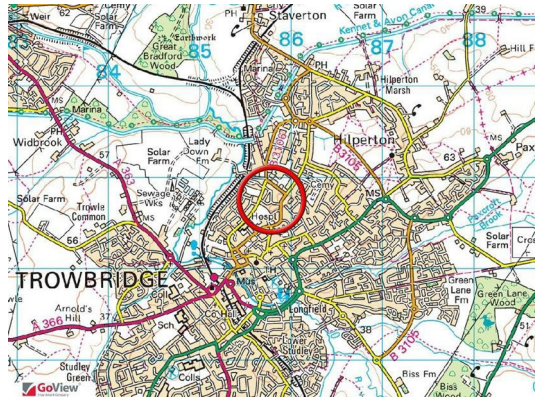
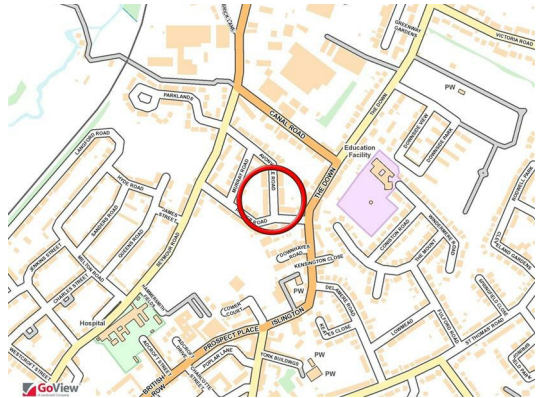
16'4" x 7'10" (5.00 x 2.40)
Up and over door to the front.
Personal door to the rear.



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



Total area: approx. 81.0 sq. metres (871.9 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.