



87 Ramsbury Walk

Trowbridge BA14 0UX

A well presented and recently refurbished three bedroom link detached family home situated in a small cul de sac near to primary schools, bus route and retail park. The modern interior boasts entrance hall, refitted cloakroom, dual aspect living/dining room, modern kitchen with integrated appliances and plenty of modern storage, three good sized bedrooms, refitted good sized bathroom, replacement UPVC double glazing and upgraded gas central heating system - Vaillant boiler fitted 2022. External features include extended block paved driveway, attached garage and newly landscaped west facing gardens with private aspect. Viewing is highly recommended.

Offers Over £295,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed, composite door to the front. Radiator. Smoke alarm. Panelled doors off and into: cloak cupboard housing fuse box and electric meter.

Lounge/Dining Room

22'8" x 11'3" into bay (6.91 x 3.45 into bay) UPVC double glazed bay window to the front. Two contemporary vertical radiators. Panelled door to small storage cupboard. Coving. Television point. UPVC double glazed door to the rear garden. Part glazed sliding door to the:

Refitted Kitchen

8'7" x 7'11" (2.62 x 2.41) UPVC double glazed window to the rear. Kick board heater. Extensive range of modern wall, base, larder and drawer units with corner carousel and granite effect work surfaces. Stainless steel circular sink unit with mixer tap. Built-in Bosch four-ring electric hob with glass splash-back and extractor hood over. Built-in high level stainless steel Neff electric 'hide & slide' oven and Indesit microwave. Integrated dishwasher and fridge/freezer. Wood effect vinyl flooring.



Refitted Cloakroom

Radiator. Two piece white suite comprising wash hand basin with cupboard under and dual flush w/c. Tiled effect vinyl flooring.

FIRST FLOOR

Landing

Access to loft space. Doors off and into: airing cupboard with shelving and radiator.

Bedroom One

11'0" x 9'2" (3.35 x 2.79)
UPVC double glazed window to the rear.
Radiator. Television point,

Bedroom Two

9'1" x 8'9" (2.77 x 2.69)
UPVC double glazed window to the front.
Radiator.

Bedroom Three

8'5" x 7'10" (2.59 x 2.39)
UPVC double glazed window to the rear.
Radiator. Television point. Freestanding wardrobes remaining with hanging rails and shelving.

Refitted Family Bathroom

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with tiled surrounds comprising panelled bath with mains mixer shower, wash hand basin with cupboard under and dual flush w/c. Vinyl flooring.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Tarmac driveway to the front of the garage and block paved driveway to the front of the property, providing off road parking for several vehicles. Gas meter.

To The Rear

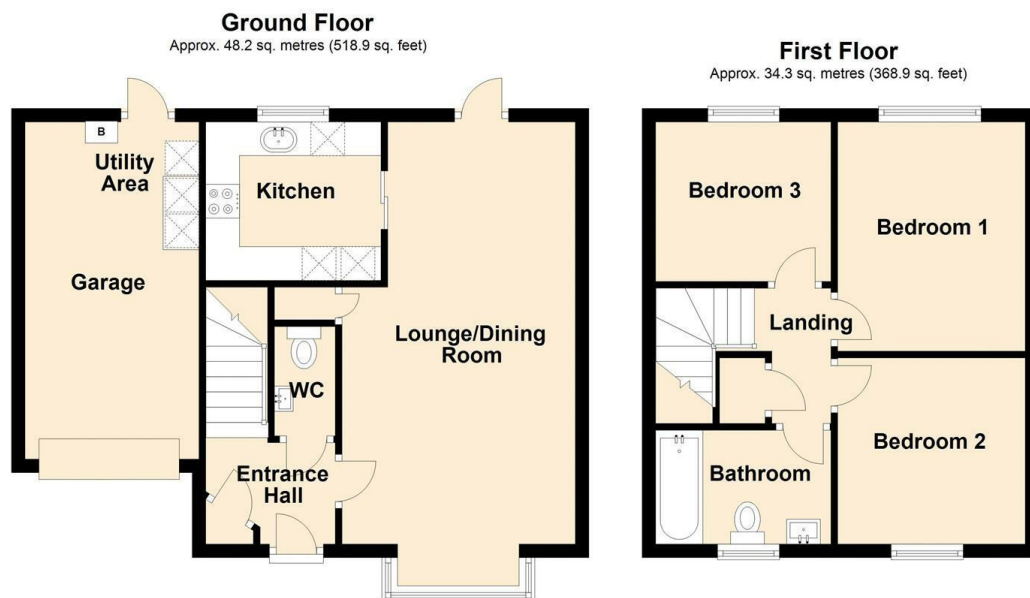
Enclosed newly landscaped, low maintenance, west facing garden with private aspect comprising laid to Raj Green porcelain paving. Garden shed. External double power socket and light. All enclosed by fencing.

Garage with Utility Area

16'4" x 8'6" (4.98 x 2.59)
Up and over door to the front. Power and lighting. Eaves storage. Utility area with wall mounted units, rolled top work surface, plumbing for washing machine and space for dryer. Modern wall mounted Vaillant ecoTECH Exclusive (Green IQ) combi boiler fitted in 2022 with 7 year warranty remaining. Fireproof personal door to the rear.



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



Total area: approx. 82.5 sq. metres (887.8 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.

