

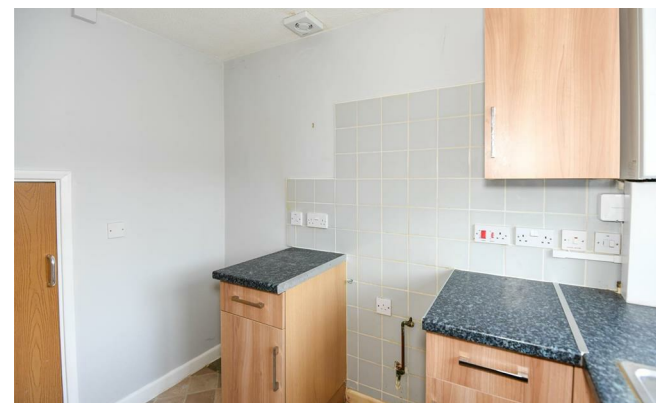


31 Towpath Road

Trowbridge BA14 7QB

A fantastic opportunity to purchase a chain free, one bedroom house located in the Hilperton Marsh area, on the very outskirts of Trowbridge close to shop/post office and Kennet & Avon canal. Accommodation comprises entrance porch, living room, modern fitted kitchen, large double bedroom and modern bathroom. Features include UPVC double glazing, gas central heating, enclosed south facing, private garden and two parking spaces.

Offers In Excess Of £150,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

UPVC double glazed door to the front.
UPVC double glazed window to the side.
Coat hanging space. Fuse box. Door to the:

Living Room

12'5" x 12'2" (3.80 x 3.73)

UPVC double glazed window to the side.
Radiator. Television and telephone points.
Thermostat. Stairs to the first floor. Door to the:

Kitchen

9'0" x 6'5" (2.75 x 1.96)

UPVC double glazed window to the side.
Radiator. Range of modern wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Space for gas/electric cooker. Plumbing for washing machine. Space for fridge/freezer. Wall mounted Ideal Logic combi boiler. Door to under stairs storage cupboard. Extractor fan. Vinyl flooring.

FIRST FLOOR

Landing

Access to good sized loft space. Doors off and into:

Bedroom

12'5" x 12'3" max (3.80 x 3.74 max)
UPVC double glazed windows to the front and side. Radiator. Over stairs storage cupboard with shelving. Telephone point.

Bathroom

Obscured UPVC double glazed window to the side. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath, pedestal wash hand basin and w/c. Vinyl flooring. Shaving point and extractor fan.

EXTERNALLY

To The Front

Path to the front door with entrance light. Paved area and areas laid to lawn. Gas and electric meters. Access to garden.

Garden

Good sized enclosed, south facing garden with private aspect comprising paved patio area to the immediate rear and area laid to loose stone chippings. Enclosed by fencing and walling.

Parking

Tandem parking for two vehicles.

ESTATE CHARGE:

amount to be confirmed



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

Ground Floor

Approx. 23.4 sq. metres (251.8 sq. feet)



First Floor

Approx. 22.1 sq. metres (237.9 sq. feet)



Total area: approx. 45.5 sq. metres (489.7 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.

