



## 83 Chantry Gardens

### Southwick Trowbridge BA14 9QT

A fantastic opportunity to purchase an extended three bedroom semi-detached house situated within the popular village of Southwick close to country park, fields, pub and primary school. The well presented house whilst in a habitable condition would benefit from a program of modernisation. Accommodation comprises two reception rooms, family/garden room, fitted kitchen and family bathroom. Additional features include UPVC double glazing, gas central heating, low maintenance south-west facing garden, garage and driveway providing off road parking. No onward chain, viewing is highly recommended.

**Offers Over £240,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured UPVC double glazed window and door to the front. Radiator. Stairs to the first floor with cupboard under. Wood effect flooring. Heating controls. Built-in cloak cupboard. Glass panelled door to the kitchen. Panelled door to the:

### Living Room

14'7" x 11'7" (4.46 x 3.55)

UPVC double glazed windows to the front and side. Radiator. Feature fireplace with marble surrounds and living flame gas fire inset. Television point. Wall lights and coving. Archway to the:

### Dining Room

9'10" x 9'6" (3.00 x 2.92)

Radiator. Coving. Panelled door to the kitchen. Sliding double glazed patio doors to the:

### Family/Garden Room

15'8" x 9'3" (4.80 x 2.82)

UPVC double glazed windows and French doors to the rear. Telewest point. Coving. Archway to the:



### **Kitchen**

9'6" x 7'4" (2.92 x 2.26)

Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Acrylic one and a half bowl sink drainer unit with mixer tap. Built-in electric oven and four-ring hob with extractor over. Plumbing for washing machine. Space for under counter fridge. Wood effect flooring and coving. Telephone point. Cupboard housing fuse box and electric meter.

### **FIRST FLOOR**

#### **Landing**

Balustrade. Smoke alarm. Access to loft space. Panelled doors off and into: airing cupboard housing Worcester combi boiler and shelving.

#### **Bedroom One**

12'4" x 9'8" (3.78 x 2.95)

UPVC double glazed window to the front. Radiator. Built-in wardrobes, bedside drawers and over-bed cupboards. Coving.

#### **Bedroom Two**

11'2" x 10'2" (3.42 x 3.10)

UPVC double glazed window to the rear. Radiator. Coving.

### **Bedroom Three**

8'7" x 7'5" (2.62 x 2.28)

UPVC double glazed window to the front. Radiator. Coving.

### **Family Bathroom**

Obscured UPVC double glazed window to the rear. Three piece white suite with fully tiled surrounds comprising panelled bath with mains shower over and bi-fold screen enclosing, pedestal wash hand basin and w/c with dual push flush.

### **EXTERNALLY**

#### **To The Front**

Tandem driveway providing parking for two vehicles. Area laid to gravel with circular paved area and borders with a variety of plants and shrubs. Gas meter. Enclosed by fencing and walling.

#### **To The Rear**

Enclosed low maintenance south-west facing garden comprising areas laid to gravel, paved areas, area laid to lawn and gravel borders. Garden shed. Enclosed by fencing and walling.

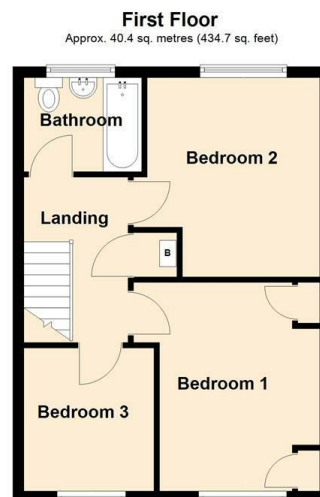
#### **Garage**

Up and over door to the front. Window and door to the rear.





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



Total area: approx. 97.5 sq. metres (1049.6 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.

